

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

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

**PHA Plan
Agency Identification**

PHA Name: __Housing Authority of the City of Monroe, Ga

PHA Number: _ GA073

PHA Fiscal Year Beginning: (mm/yyyy) __07/2003

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)**

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[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 (see the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: To provide quality, affordable housing and related services in an efficient, effective, and non-discriminatory manner.

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

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)

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)

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)

PHA Goal: Manage the PHA's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer in the year 2008.

Objectives:

- The Pha shall make its units more marketable to the community as evidenced by an increase in our waiting list to one that requires a two-month wait for housing by June 30, 2008.**
- The PHA shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.**
- The PHA shall be recognized by HUD as a standard performer by June 30, 2008.**
- PHA Goal: Provide a safe and secure environment in the**

PHA's public

housing developments.

Objectives:

X The PHA shall reduce crime in its developments so that the crime rate does not exceed the surrounding neighborhood by June 30, 2008.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

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

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.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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 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.

- a. Admissions Policy for Deconcentration (ga073a01)
- b. Resident Member on PHA Board (ga073b01)
- c. Membership of the Resident Advisory Board (ga073c01)
- d. Progress in Meeting the 5-year Plan Mission and Goals (ga073d01)
- e. Results of Voluntary Conversion Required Initial Assessments (ga073e01)
- f. FY 2003 CFP Annual Statement (ga073f01)
- g. CFP 5-year action plan (ga073g01)
- h. FY 2002 CFP Performance & Evaluation Report (ga073h01)
- i. FY 2001 CFP Performance & Evaluation Report (ga073i01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ___ PHA Management Organizational Chart
- ___ FY 2000 Capital Fund Program 5 Year Action Plan
- ___ 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)

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.

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
X	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,

Applicable & On Display	Supporting Document	Applicable Plan Component
		and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. 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
	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	Annual Plan: Capital

Applicable & On Display	Supporting Document	Applicable Plan Component
	(HUD 52825) for any active CIAP grant	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
X	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
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	Annual Plan: Annual Audit

Applicable & On Display	Supporting Document	Applicable Plan Component
	to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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

Family Type	Housing Needs	Affordability	Supply	Quality	Accessibility	Location	Size
Income <= 30% of AMI	326	3	2	2	1	1	1
Income >30% but <=50% of AMI	14	2	2	2	2	1	1
Income >50% but <80% of AMI	0	0	0	0	0	1	1
Elderly	42	1	1	1	1	1	1
Families with Disabilities	94	2	2	2	2	1	1
Race/Ethnicity	207	3	2	2	2	1	1
Race/Ethnicity	none	1	1	1	1	1	1
Race/Ethnicity	none	1	1	1	1	1	1
Race/Ethnicity	none	1	1	1	1	1	1

Family Type	Overall	Affordability	Supply	Quality	Accessibility	2. Size	Location
ty							

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: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data**
Indicate year:
- Other housing market study**
Indicate year: 1998
- Other sources: (list and indicate year of information)**
PHA waiting list for year 2002

A. 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 the PHA's option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	132		
Extremely low income <=30% AMI	131	99	
Very low income (>30% but <=50% AMI)	1	1	
Low income (>50% but <80% AMI)	0	0	
Families with children	69	52	
Elderly families	16	12	
Families with Disabilities	5	4	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	63	48	.89
2 BR	40	30	.32
3 BR	23	17	.05
4 BR	5	4	.29
5 BR	1	1	.01
5+ BR			
<p>Is the waiting list closed (select one)?(X) No Yes</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year?</p> <p>No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

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

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)

B. 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)

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

Planned Sources	Planned \$	Planned Uses
Sources expended on eligible purposes; the Planned \$ of these funds are stated. For other funds, indicate the use for those funds as one of the following grants)		
1. Federal Grants (FY 2004)	1304734	1304734
a) Public Housing Operating Fund	663494	
b) Public Housing Capital Fund	641240	
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		

Sources	Planned \$	Planned Uses
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)		
PHDEP	32227	32227
Capital Fund		
3. Public Housing Dwelling Rental Income	356890	
Investment Income	45350	
Maintenance & Late Charges	56130	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	1795331	1795331

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)

At the time the family applies for housing, and is updated one week before the family is housed.

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?

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?

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

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:

(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)

a. Preferences

X1. 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)

1. 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 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:

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.

1) Eligibility
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).
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)

a. 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

(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.

- 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:

See Section XX (minimum rent) in the ACOP

a. 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?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
Flat rents as described below in (2).

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**

X **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)**

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)

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)

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

(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 below 100% 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)

A. PHA Management Structure

(Select one) PHA's management structure and organization.

- 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 program fiscal year, and families turned over in the year. (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/Vouc		

hers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

PHA Plan
Component 7
Table Library
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Line No.	Summary by Development Account	Total
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide	General Description of Major Work Categories	Development Account	Total Estimated Cost

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

Development Number/Name HA-Wide	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

DECONCENTRATION AND INCOME MIXING

It is the PHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and nondiscriminating manner.

The PHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the marketing strategies needed to assure deconcentration of poverty and proper income mixing.

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)]
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**Required Attachment B: 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)**

Name of resident member(s) on the governing board: Mary Echols

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

- Elected**
 Appointed

**C. The term of appointment is (include the date term expires):
10/06/1998 to 10/06/2003**

- 2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?**
the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
Other (explain):

**B. Date of next term expiration of a governing board member:
10/06/2003**

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Harry Knight, Mayor

**attachment c
ga073c01**

**Required Attachment C : Membership of the Resident
Advisory Board or Boards**

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

Mary Echols

Required Attachment D : Progress in Meeting the 5-Year Plan Mission and Goals

The PHA continues to strive towards meeting its mission of providing quality, affordable housing and related services in an efficient, effective, and non-discriminatory manner as evidenced by the most recent PHAS score of 95 and its efforts at meeting all its goals and objectives described below.

The PHA made the following progress in meeting its goals:

1. Goal 1 - Manage the PHA's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer in the year 2005. The PHA has achieved high performer status on its most recent PHAS score. The PHA will continue to work towards improving its PHAS score in the future.
2. Goal 2 - Provide a safe and secure environment in the PHA's public housing developments. The PHA is working with the local police department to track and reduce the crime rate in its developments. The project manager is continuing to screen out applicants with prior histories that do not meet the PHA's guidelines. Also the project manager is stressing to all new tenants the importance of not involving themselves in criminal activities.

**Required Attachment E : Results of Voluntary Conversion
Required Initial Assessments**

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

Twelve which is all

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions?

None

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

One for each of the twelve developments

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

Development Name	Number of Units
None	None

CAPITAL FUND PROGRAM TABLES START HERE

attachment f
ga073f02

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

PHA Name: Housing Authority of The City of Monroe, GA	Grant Type and Number Capital Fund Program Grant No: GA06P07350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	-------------------------------------

| X | 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	\$64,000.00			
3	1408 Management Improvements Soft Costs	\$20,000.00			
	Management Improvements Hard Costs	\$5,000.00			
4	1410 Administration	\$13,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$54,252.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$76,705.00			
10	1460 Dwelling Structures	\$372,283.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$17,000.00			
12	1470 Nondwelling Structures	\$14,000.00			
13	1475 Nondwelling Equipment	\$5,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$641,240.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security -Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Obligated	Expended	
GA073-001	Concrete Work		1450	10	\$1,710.00				
	Mold Removal		1460	6	\$495.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Obligated	Expended		
GA073-010	Concrete Work	1450	3	\$3,450.00					
	Fencing	1450	1	\$6,000.00					
	Porches	1460	1	\$40.00					
	Electrical Upgrade	1460	30	\$20,000.00					
	Install Mechanical Room Closets	1460	30	\$10,000.00					
	Replace Water Heaters	1460	30	\$5,000.00					
	Install HVAC	1460	30	\$10,300.00					
	Mold Removal	1460	29	\$2,394.00					
	Bathroom Exhaust	1460	30	\$12,320.00					
	Porch Posts	1460	60	\$10,800.00					

	Ranges		1465	6	\$1,800.00				
	Convert all gas systems to electrical systems in Community Room and upgrade the electrical systems								
			1470	1	\$7,000.00				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Obligated	Expended	
GA073-011	Concrete Work		1450	2	\$1,140.00				
	Porches		1460	2	\$350.00				
	Mold Removal		1460	5	\$1,238.00				
	Bathroom Exhaust		1460	30	\$5,775.00				

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

PHA Name: Housing Authority of The City of Monroe, GA		Grant Type and Number Capital Fund Program Grant No: GA06P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
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	Obligated	Expended	
HA Wide	a) Capital Fund Program Coordinator		1410.01	Lump Sum	\$10,000.00				
Administration	b) Fringe Benefits		1410.09	Lump Sum	\$2,000.00				
	c) Sundry		1410.19	Lump Sum	\$1,000.00				
	Total 1410				\$13,000.00				
HA Wide	a) A & E Fees and Costs		1430.01	Lump Sum	\$32,067.00				
Other Fees & Costs	b) Clerk of the Works		1430.07	Lump Sum	\$22,185.00				
	Total 1430				\$54,252.00				
HA WIDE									
Mod Used for Operations	Mod Used For Operations		1406	Lump Sum	\$64,000.00				

HA WIDE	a) Staff training, computer interface								
Management	and software program.		1408	Lump Sum	\$15,000.00				
Improvements	b) Computers and telecommunications systems.		1408	Lump Sum	\$5,000.00				
	c) Scanner for tenant files		1408	Lump Sum	\$5,000.00				
	Total 1408				\$25,000.00				

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

PHA Name: Housing Authority of The City of Monroe, GA		Grant Type and Number Capital Fund Program No: GA06P07350103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
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		
GA073-01	6/2005			6/2006				
GA073-02	6/2005			6/2006				
GA073-03	6/2005			6/2006				
GA073-04	6/2005			6/2006				
GA073-05	6/2005			6/2006				
GA073-06	6/2005			6/2006				
GA073-07	6/2005			6/2006				
GA073-08	6/2005			6/2006				
GA073-09	6/2005			6/2006				
GA073-10	6/2005			6/2006				
GA073-11	6/2005			6/2006				

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF THE CITY OF MONROE, GA			/X/ Original 5-Year Plan Revision No:		
A. Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year Year 2 FFY Grant: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
	Annual Statement				
GA073-001		\$178,350.00		\$5,000.00	
GA073-002		\$94,550.00	\$190,150.00	\$21,760.00	
GA073-003		\$250,198.00		\$11,000.00	
GA073-004			195,990.00	\$298,780.00	\$513,540.00
GA073-005				\$5,000.00	
GA073-006				\$5,000.00	
GA073-007				\$41,000.00	
GA073-008				\$59,000.00	
GA073-009			\$135,100.00	\$20,000.00	\$14,000.00
GA073-010				\$28,000.00	
GA073-011				\$5,000.00	
GA073-013		\$64,180.00		\$28,000.00	
B. Physical Improvements Subtotal		\$490,008.00	\$521,240.00	\$527,540.00	\$527,540.00
C. Management Improvements		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
D. HA-Wide Non-Dwelling Structures & Equipment					
E. Administration		\$13,832.00	\$13,000.00	\$13,500.00	\$13,500.00
F. Other Fees and Costs 1430 & 1495		\$52,400.00	\$52,000.00	\$50,200.00	\$50,200.00
G. Operations		\$20,000.0	\$20,000.00	\$20,000.00	\$20,000.00
H. Demolition					
I. Dwelling Equipment- 1465		\$35,000.00	\$5,000.00		
Mod Used for Development					

K. Total CFP Funds (Est.)		\$641,240.00	\$641,240.00	\$641,240.00	\$641,240.00
L. Total Non-CFP Funds					
M. Grand Total		\$641,240.00	\$641,240.00	\$641,240.00	\$641,240.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year 1	Activities for Year : <u>2004</u>			Activities for Year: <u>2005</u>	
	FFY Grant:			FFY Grant:	
	PHA FY:			PHA FY:	
	<u>GA073-01</u>			<u>GA073-01</u>	
	<u>1460 Dwelling Structures</u>			No Items	
	Electrical Systems	30	\$90,000.00		
	Mechanical Closets	30	\$20,000.00		
	HVAC	30	\$40,000.00		
	Water Heaters	30	\$28,350.00		
	<u>1465 Dwelling Equipment</u>			<u>GA073-02</u>	
	Ranges	30	\$10,000.00	<u>1460 Dwelling Structures</u>	
				Electrical Systems	35 \$21,150.00
	<u>GA073-02</u>			Mechanical Closets	35 \$59,000.00
	<u>1460 Dwelling Structures</u>			HVAC	35 \$90,000.00
	Electrical Systems	15	\$47,550.00	Water Heaters	35 \$20,000.00
	Mechanical Closets	15	\$10,000.00		
	HVAC	15	\$20,000.00		
	Water Heaters	15	\$10,000.00		
	<u>1465 Dwelling Equipment</u>				
	Ranges	50	\$15,000.00		
	<u>1470 Non-Dwelling Structure</u>				
	Convert all gas systems to electrical				
	systems in Community Room and				
	upgrade the electrical systems.	1	\$7,000.00		
	<u>GA073-03</u>			<u>GA073-03</u>	

	1460 Dwelling Structures			No Items		
	Electrical Systems	40	\$148,198.00			
	Mechanical Closets	40	\$50,000.00			
	HVAC	40	\$17,000.00			
	Water Heaters	40	\$10,000.00			

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2004			Activities for Year: 2005		
	FFY Grant:			FFY Grant:		
	PHA FY:			PHA FY:		
	1465 Dwelling Equipment			GA073-04		
	Ranges	40	\$10,000.00	1460 Dwelling Structures		
				Remove Broken Bricks	30	\$5,000.00
	1470 Non-Dwelling Structure			Water Heater Enclosures	4	\$1,000.00
	Convert all gas systems to electrical systems in Community Room and upgrade the electrical systems.	3	\$25,000.00	Kitchens	4	\$27,948.00
				Plumbing Systems	4	\$25,000.00
				Bathrooms	4	\$12,000.00
				Flooring (hard)	4	\$2,000.00
				Flooring (resilient)	4	\$13,000.00
	GA073-04			Interior Walls	4	\$34,000.00
	No Items			Interior Ceilings	4	\$40,000.00
				Patching & Painting	4	\$1,000.00
	GA073-05			Interior Doors/Hardware	4	\$5,000.00
	No Items			Enclose Closets	4	\$5,000.00
				Entrance Doors/Frames/Hardware	4	\$5,000.00
	GA073-06			Window Shade Brackets	4	\$1,000.00
	No Items			Roofing (decking repair, etc.)	4	\$6,000.00
				Attic Ventilation	4	\$1,000.00
	GA073-07			Fascias, Soffits, & Siding	4	\$5,000.00
	No Items			Porches, Canopies, Columns,	4	\$1,042.00

				Railings	
	GA073-08			SUBTOTAL OF ESTIMATED COST	\$189,990.00
	No Items				
				GA073-05	
	GA073-09			No Items	
	No Items				
				GA073-06	
				No Items	
				GA073-07	
				No Items	
				GA073-08	
				No Items	

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year 1	Activities for Year : 2004			Activities for Year: 2005	
	FFY Grant:			FFY Grant:	
	PHA FY:			PHA FY:	
GA073-10				GA073-09	
No Items				1460 Dwelling Structures	
				Electrical Systems	20 \$70,100.00
				Mechanical Closets	20 \$20,000.00
				HVAC	20 \$37,500.00
				Water Heaters	20 \$5,000.00
GA073-11				1465 Dwelling Equipment	
No Items				Stoves	20 \$5,000.00
				1470 Non-Dwelling Structures	
				Convert Gas system to electrical	
				Systems	20 \$2,500.00

	GA073-13					
	1460 Dwelling Structures					
	Electrical Systems	8	\$20,000.00	GA073-10		
	Mechanical Closets	8	\$20,000.00	No Items		
	HVAC	8	\$20,000.00			
	Water Heaters	8	\$4,180.00			
				GA073-11		
				No Items		
				GA073-13		
				No Items		

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2004 FFY Grant: PHA FY:			Activities for Year: 2005 FFY Grant: PHA FY:		
HA WIDE				HA WIDE		
1406 Operations				1406 Operations		
Mod used for operations	Lump Sum	\$20,000.00		Mod used for operations	Lump Sum	\$20,000.00
1408 Management Improvements				1408 Management Improvements		
Staff training, computer interface, and software programs.	Lump Sum	\$20,000.00		Staff training, computer interface, and software programs.	Lump Sum	\$20,000.00
Computers and communications system	Lump Sum	\$10,000.00		Computers and communications system	Lump Sum	\$10,000.00

	Signage	1	\$5,000.00			
	GA073-02			GA073-02		
	1450 Site Improvements			No Items		
	Signage	1	\$5,000.00			
	Sewer Lines	1	\$16,760.00			
				GA073-03		
	GA073-03			No Items		
	1450 Site Improvements					
	Signage	2	\$11,000.00			
				GA073-04		
				1460 (Physical Improvements)		
	GA073-04			Complete Modernization		
	1450 Site Improvements			Electrical System (Interior)	13	\$15,000.00
	Signage	1	\$3,500.00	Electrical System (Exterior)	13	\$9,000.00
				Waterheater Enclosures	13	\$20,000.00
				Kitchens	13	\$40,000.00
				Plumbing Systems	13	\$31,000.00
				Bathrooms	13	\$44,000.00
				Flooring (hard)	13	\$20,000.00

Capital Fund Program Five-Year Action Plan		
Part II: Supporting Pages—Work Activities		
Activities for	Activities for Year : <u>2006</u> FFY Grant:	Activities for Year: <u>2007</u> FFY Grant:

Year 1	PHA FY:			PHA FY:		
	1460 Dwelling Structures			1460 (Physical Improvements) (Cont.)		
	Remove Broken Bricks	30	\$10,000.00	Flooring (resilient)	13	\$26,000.00
	Waterheater Enclosures	7	\$2,000.00	Interior Walls	13	\$41,000.00
	Kitchens	7	\$30,000.00	Interior Ceilings	13	\$50,000.00
	Plumbing Systems	7	\$15,280.00	Patching & Painting	13	\$10,000.00
	Bathrooms	7	\$34,000.00	Interior Doors/Hardware	13	\$30,000.00
	Flooring (hard)	7	\$4,000.00	Enclose Closets	13	\$20,000.00
	Flooring (resilient)	7	\$36,000.00	Entrance Doors/Frames/Hardware	13	\$30,000.00
	Interior Walls	7	\$54,000.00	Window Shade Brackets	13	\$10,000.00
	Interior Ceilings	7	\$50,000.00	Roofing (decking repair, etc.)	13	\$40,000.00
	Patching & Painting	7	\$2,000.00	Attic Ventilation	13	\$15,000.00
	Interior Doors/Hardware	7	\$10,000.00	Fascias, Soffits, & Sidings	13	\$40,000.00
	Enclose Closets	7	\$10,000.00	Porches, Canopies, Columns, Railings	13	\$20,000.00
	Entrance Doors/Frames/Hardware	7	\$10,000.00	Graphics/Mail Boxes	13	\$2,540.00
	Window Shade Brackets	7	\$2,000.00			
	Roofing (decking repair, etc.)	7	\$12,000.00	SUBTOTAL OF ESTIMATED COST		\$513,540.00
	Attic Ventilation	7	\$2,000.00			
	Fascias, Soffits & Siding	7	\$10,000.00	GA073-05		
	Porches, Canopies, Columns, Railings	7	\$2,000.00	No Items		
	SUBTOTAL OF ESTIMATED COST		\$298,780.00			
	GA073-05					
	1450 Site Improvements					
	Signage	1	\$5,000.00			
				GA073-06		
				No Items		

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

Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year: 2007 FFY Grant: PHA FY:		
	<u>GA073-06</u>			<u>GA073-07</u>		
	<u>1450 Site Improvements</u>			No Items		
	Signage	1	\$5,000.00			
				<u>GA073-08</u>		
	<u>GA073-07</u>			No Items		
	<u>1450 Site Improvements</u>					
	Signage	1	\$5,000.00			
	<u>1460 Dwelling Structures</u>					
	Soffit and Fascia	20	\$36,000.00			
				<u>GA073-09</u>		
				Plumbing	5	\$9,000.00
				Bathroom Exhaust	20	\$5,000.00
	<u>GA073-08</u>					
	<u>1450 Site Improvements</u>					
	Signage	1	\$5,000.00			
	<u>1460 Dwelling Structures</u>			<u>GA073-10</u>		
	Soffit and Fascia	30	\$54,000.00	No Items		

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year: 2007 FFY Grant: PHA FY:		
	<u>GA073-09</u>			<u>GA073-11</u>		
	1450 Site Improvements			No Items		
	Signage	1	\$5,000.00			
	Fence	20	\$15,000.00			
				<u>GA073-13</u>		
				No Items		
	<u>GA073-10</u>					
	1450 Site Improvements					
	Signage	1	\$5,000.00			
	Playground	1	\$5,000.00			
				<u>1406 Operations</u>		
	1460 Dwelling Structures			Mod Used for Operations	Lump Sum	\$20,000.00
	Porch Railings	60	\$18,000.00			
				<u>1408 Management Improvements</u>		
				Staff Training	Lump Sum	\$20,000.00
				Computer Hardware and Software	Lump Sum	\$10,000.00
	<u>GA073-11</u>					
	1450 Site Improvements			<u>1410 Administration</u>		
	Signage	1	\$5,000.00	Coordinator Salary and fringe benefits	Lump Sum	\$13,000.00

				Sundry	Lump Sum	\$500.00
				1430 Fees & Costs		
				A&E Fees	Lump Sum	\$28,015.00
				Clerk of the Works	Lump Sum	\$22,185.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2006			Activities for Year: 2007		
	FFY Grant:			FFY Grant:		
	PHA FY:			PHA FY:		
	GA073-13					
	1450 Site Improvements					
	Signage	1	\$5,000.00			
	Sidewalks	25	\$5,000.00			
	1460 Dwelling Structures					
	Soffit and Fascia	25	\$18,000.00			
	1406 Operations					
	Mod Used for Operations	Lump Sum	\$20,000.00			
	1408 Management Improvements					
	Staff Training	Lump Sum	\$20,000.00			
	Computer Hardware and Software	Lump Sum	\$10,000.00			

	1410 Administration					
	Coordinator Salary and fringe benefits	Lump Sum	\$13,000.00			
	Sundry	Lump Sum	\$500.00			
	1430 Fees & Costs					
	A&E Fees	Lump Sum	\$28,015.00			
	Clerk of the Works	Lump Sum	\$22,185.00			

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2005			Activities for Year: 2006		
	FFY Grant:			FFY Grant:		
	PHA FY:			PHA FY:		

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of The City of Monroe, GA		Grant Type and Number Capital Fund Program Grant No: GA06P07350202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement / / Reserve for Disasters/ Emergencies / X / Revised Annual Statement (revision no: 1) /X / Performance and Evaluation Report for Period Ending: 12/31/02 / / Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$44,132.00	\$44,132.00	0.00	0.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$5,338.00	\$12,538.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$64,252.00	\$51,779.17	\$29,594.17	\$5,100.79
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,000.00	\$4,000.00	0.00	0.00
10	1460 Dwelling Structures	\$503,518.00	\$501,910.83	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000.00	\$20,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	\$6,880.00	0.00	0.00
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$641,240.00	\$641,240	\$29,594.17	\$5,100.79
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security -Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350202 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	Obligated	Expended	
GA073-001	Painting		1460	1	\$600.00	\$600.00	0.00	0.00	Contracts to be awarded early 2003.

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350202 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	Obligated	Expended	
HA Wide	a) Capital Fund Program Coordinator		1410.01	Lump Sum	\$5,000.00	\$10,000.00	0.00	0.00	
Administration	b) CFP Coordinator Benefits		1410.09	Lump Sum	0.00	\$2,200.00	0.00	0.00	
	c) Sundry		1410.19	Lump Sum	\$338.00	\$338.00	0.00	0.00	
	Total 1410				\$5,338.00	\$12,538.00	0.00	0.00	
HA Wide	a) A & E Fees and Costs		1430.01	Lump Sum	\$29,067.00	\$25,934.17	\$25,934.17	\$1,440.79	
Other Fees & Costs	b) Clerk of the Works		1430.07	Lump Sum	\$22,185.00	\$22,185.00	0.00	0.00	
	Total 1430				\$51,252.00	\$48,119.17	\$25,934.17	\$1,440.79	
HA WIDE									
Mod Used for	Mod Used For Operations		1406	Lump	\$44,132.0	\$44,132.0	0.00	0.00	

				Sum	0	0			
Operations									

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of The City of Monroe, GA		Grant Type and Number Capital Fund Program No: GA06P07350202 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	
GA073-01	12/2003			6/2004			
GA073-02	12/2003			6/2004			
GA073-03	12/2003			6/2004			
GA073-04	12/2003			6/2004			
GA073-05	12/2003			6/2004			
GA073-06	12/2003			6/2004			
GA073-07	12/2003			6/2004			
GA073-08	12/2003			6/2004			
GA073-09	12/2003			6/2004			
GA073-10	12/2003			6/2004			
GA073-11	12/2003			6/2004			
GA073-13	12/2003			6/2004			

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of The City of Monroe, GA		Grant Type and Number Capital Fund Program Grant No: GA06P07350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
 Original Annual Statement / / Reserve for Disasters/ Emergencies /X/ Revised Annual Statement (revision no: 2) / X / Performance and Evaluation Report for Period Ending: 12-31-02 / / Final Performance and Evaluation Report					
Lin e 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 Soft Costs	\$25,000.00	\$18,110.06	\$12,092.70	\$12,092.70
	Management Improvements Hard Costs	\$5,000.00	\$5,911.00	0.00	0.00
4	1410 Administration	\$25,338.00	\$24,947.24	\$24,947.24	\$24,947.24
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$47,985.00	\$37,941.38	\$37,941.38	\$37,941.38
8	1440 Site Acquisition				
9	1450 Site Improvement	\$67,750.00	\$62,250.00	\$62,250.00	\$57,300.00
10	1460 Dwelling Structures	\$494,403.00	\$504,971.97	\$504,971.97	\$214,817.57
11	1465.1 Dwelling Equipment–Nonexpendable	\$8,004.00	\$18,681.00	\$18,681.00	\$18,681.00
12	1470 Nondwelling Structures	\$1,000.00	\$1,667.35	\$1,667.35	\$1,667.35
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$674,480.00	\$674,480.00	\$662,551.64	\$367,447.24
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security -Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of The City of Monroe, GA			Grant Type and Number Capital Fund Program Grant No: GA06P07350101 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	Obligated	Expended		
GA073-001	Landscaping	1450	30	\$4,062.00	\$4,062.00	\$4,062.00	\$4,062.00		
	Install Retaining Wall	1450	30	\$19,000.00	\$13,500.00	\$13,500.00	\$8,550.00		
	Painting	1460	2	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00		

	Total 1410				\$25,338.00	\$24,947.24	\$24,947.24	\$24,947.24	
HA Wide	a) A & E		1430.01	Lump Sum	\$25,800.00	\$25,800.00	\$25,800.00	\$25,800.00	
Other Fees & Costs	b) Clerk of Works		1430.07	Lump Sum	\$22,185.00	\$12,141.38	\$12,141.38	\$12,141.38	
	Total 1430				\$47,985.00	\$37,941.38	\$37,941.38	\$37,941.38	
HA Wide	a) Staff training, computer interface and								
Management	Software program.		1408	Lump Sum	\$25,000.00	\$18,110.06	\$12,092.70	\$12,092.70	
Improvements	b) Computer and telecommunications								
	Systems		1408	Lump Sum	\$5,000.00	\$5,911.00	0.00	0.00	
	Total 1408				\$30,000.00	\$24,021.06	\$12,092.70	\$12,092.70	

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

PHA Name: Housing Authority of The City of Monroe, GA	Grant Type and Number Capital Fund Program No: GA06P07350101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	
GA073-01	06/30/03			6/30/04			
GA073-02	06/30/03			6/30/04			
GA073-03	06/30/03			6/30/04			
GA073-04	06/30/03			6/30/04			
GA073-05	06/30/03			6/30/04			
GA073-06	06/30/03			6/30/04			
GA073-07	06/30/03			6/30/04			
GA073-08	06/30/03			6/30/04			
GA073-09	06/30/03			6/30/04			
GA073-10	06/30/03			6/30/04			
GA073-11	06/30/03			6/30/04			
GA073-13	06/30/03			6/30/04			
HA WIDE	06/30/03			6/30/04			

