

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

PHA Plans, ga075v02

5 Year Plan for Fiscal Years 2003- 2007
Annual Plan for Fiscal Year 2003

JOINT PLAN FOR CONSORTIUM
OF THE HOUSING AUTHORITIES
OF THE CITIES OF
CLARKESVILLE, CLEVELAND, CORNELIA,
HOMER, AND TOCCOA, GEORGIA

**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 Authorities of the City of Clarkesville,
Cleveland, Cornelia, Homer, and Toccoa, Georgia
(Consortium lead agency is Toccoa, GA)**

PHA Number: GA075, 082, 122, 143, and 256

**PHA Fiscal Year Beginning: 04/2003
(All Programs included in Consortium)**

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 2003 - 2007
 [24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
 The mission of the Clarkesville, Cleveland, Homer, and Toccoa Housing Authorities is to provide quality, affordable housing in a professional, efficient, discrimination free, and fiscally sound manner. We are committed to building better neighborhoods through creative professional partnerships with our residents and the greater community. By partnering with others and being a positive source, we offer appropriate supportive services to enable residents to strive for self-sufficiency and improve the quality of their lives.

The mission of the Cornelia Housing Authority is to provide quality, affordable housing for lower income families and elderly who qualify in a professional, efficient, discrimination free, and fiscally sound manner. We are committed to building better neighborhoods through creative professional partnerships with our residents and the greater community. By partnering with others and being a positive source, we offer appropriate supportive services to enable residents to strive for self-sufficiency and improve the quality of their lives.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies: **Institute an aggressive marketing**

- plan to significantly increase all waiting lists by 3-31-04.**
- Leverage private or other public funds to create additional housing opportunities:
Toccoa: 30 home ownership opportunities by 2006
Clarksville: Donate 2 single family lots to Habitat for Humanity by 2003.
Donate or sell 7 acres at Clearview Apartments to Northeast Georgia Development Corporation to build 24 units of new housing by 2006
Cleveland: Build 10 new rental units by 2006.
- Acquire or build units or developments **By 2006 for all PHA's depending on community support.**
- 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: **Raise resident satisfaction scores to 90% by 9/30/04**
- 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: **1 Maintenance/Management Building in GA122-001 by 7-1-03, and 5 units in GA075-002 by 3-31-04.**
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below) **Provide training opportunities for all staff. Consolidate all PHA's into one PHA, in order to provide more efficiency and services.**
- 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) **Create partnerships, seek tax credit housing, seek Rural Development Funding, and other funding to meet demands for**

low-rent housing, depending upon community support.

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)
Encourage the establishment of a Boys & Girls Club in Clarkesville by 2005.

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: **Coordinate with service agencies and individuals to teach employment skills and to care for children at training sessions.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
Aggressively market public housing in all PHAs so as to maintain an application roster of at least 10% applicants per bedroom size for each city's waiting list by 3-31-04.

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: **Ensure policies are up to date and have advertising include non-discrimination signs and language.**
- 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: **Vigorously administer the lease to ensure non-discrimination.**
- 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)

Annual PHA Plan
PHA Fiscal Year 2003
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan.

- We have adopted three local preferences – for applicants who live or work in their respective cities, for working families (seniors and people with disabilities automatically get this preference), and victims of displacement.
 - We have adopted an aggressive screening policy to ensure to the best of our ability that new admissions will be good neighbors. Our screening practices will meet all fair housing requirements.
 - We have implemented a deconcentration policy for Clarkesville, Cornelia, and Toccoa.
 - Applicants will be selected from the waiting list by preference and in order of the date and time they applied.
 - We have established a minimum rent of \$0.
 - We have established flat rents for all of our developments in all cities.
- ...-All PHAs are also in the process of consolidating into one PHA of 800 units.

In summary, we are on course to improve the condition of affordable housing in all the cities served by the consortium

iii. 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's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A** Admissions Policy for Deconcentration
 FY 2003 Capital Fund Program Revised Annual Statement (**ga075b02**)
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**) (**submitted manually**)

Optional Attachments:

- PHA Management Organizational Chart (**ga075t02**)
 FY 2003 Capital Fund Program 5 Year Action Plan (**ga075c02**)
 Public Housing Drug Elimination Program (PHDEP) Plan
D Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

- Other (List below, providing each attachment name)
- E** X Resident Membership of the PHA Governing Boards
- F** X Membership of Resident Advisory Boards
- G** X Voluntary Conversion Information

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
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, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	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 <input type="checkbox"/> 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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

FOR TOTAL CONSORTIUM

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,394	3	3	3	NA	3	3
Income >30% but <=50% of AMI	958	2	3	3	NA	3	3
Income >50% but <80% of AMI	1,362	1	2	2	NA	2	2
Elderly	944	2	2	2	NA	2	2
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Caucasian	4,150	2	3	3	NA	3	3
African American	252	2	3	3	NA	3	3
Hispanic	158	2	3	3	NA	3	3
Asian/P.I.	47	2	3	3	NA	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
2000 Census Quick Table

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing for entire consortium		
<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	236		108
Extremely low income <=30% AMI	195	82%	
Very low income (>30% but <=50% AMI)	33	14%	
Low income (>50% but <80% AMI)	8	4	
Families with children	182	77%	
Elderly families	21	9%	
Families with	42	18%	

Housing Needs of Families on the Waiting List			
Disabilities			
Caucasian	215	91%	
African American	20	8.5%	
Other	1	0.5%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	118	50%	30
2 BR	76	32%	34
3 BR	29	12%	34
4 BR	13	6%	5
5 BR	0	0	2
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) **Prepare and implement marketing strategy.**

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

Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Seek funding for additional designated elderly through any available means in Clarkesville, Cleveland, Cornelia, and Homer

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)
Provide additional "visitability" units through modification of selected units.

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 expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003grants)	2,451,297	Operations
a) Public Housing Operating Fund	1,261,266	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	1,190,031	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2001	18,278	Modernization
2002	898,297	Modernization
3. Public Housing Dwelling Rental Income	788,580	Operations
4. Other income (list below)		
Interest	69,200	Operations
Other, Misc.	43,000	Operations
4. Non-federal sources (list below)	0	
Total resources	4,268,652	

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)
2 weeks
- Other: (describe)
Within 3 days after completion of application. (Toccoa)

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 **per individual housing authority.**
- 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 **(All except Toccoa)**

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)

c. Preferences

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

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

Former Federal preferences:

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

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.

3 Date and Time

Former Federal preferences:

- 1 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)

- 2 Working families and those unable to work because of age or disability
 Veterans and veterans’ families
 2 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) **Resident Newsletter, Welcome video and booklet**

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? **The average income of all eligible developments was less than 30% of the area median income.**

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 NOT APPLICABLE

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of

application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$26-\$50

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
- e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
- Yes for all developments
- Yes but only for some developments
- No
2. For which kinds of developments are ceiling rents in place? (select all that apply)
- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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) **Based on Fair Market Rents for area.**

B. Section 8 Tenant-Based Assistance NOT APPLICABLE

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but 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

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (ga075t02)
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	750	276
Section 8 Vouchers	NA	NA
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal		

Programs(list individually)		
USDA 515	50	18

C. Management and Maintenance Policies

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

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

Television Communication Policy	General Housekeeping Standards
Admission and Continued Occupancy Policy	Schedule of Flat Rents
Public Housing Rent Determination Policy	Public Housing Grievance Procedure
Natural Disaster Policy	Emergency Response Guidelines
Equal Housing Opportunity Policy	Pest control Policy
Facilities Use Policy	Communications Policy
Apartment Inspection Procedures	Public Building Custodial Care
Special Handicap Assistance Policy	Freezing Hazards Procedure
Use of Authority Assets Policy	Cashier Backup Procedure
Kerosene Heater Prohibition Procedures	Maintenance Plan
Safety Policy	Blood-Borne Diseases Procedures
Hazardous Materials Procedure	Schedule of Utility Allowances
Credit Rent Policy	Schedule of Maintenance Charges
Pet Policy	Lawn Care Procedures
Policy on Resident Initiatives	Toccoa Emergency Shelter Policy
Waterbed Procedure	Wading Pool Procedure
Access to Resident Apartments Procedure	Driver Risk and Safety Policy
Procedure on Acceptance of Tent After the Fifth Calendar Day	
Policy for Payment Agreements for Tenants in Possession	
Tenants Account Receivables Write-Off Procedure	
Policy for Resident Comments in Capital Fund Program	
Procedure for Receipting Mail-in Tenant Payments	
Self-Protection for Entering Occupied Units Procedure	
Bulletin Board Maintenance Procedure	
Criminal, Drug Treatment, and Registered Sex Offender Classification Records Management Policy	
Air-Conditioner and Ceiling Fan Procedure	
Policy for Resident Involvement/Resident Services	
Code of conduct for Residents and Their Visitors/Guests	
Policy Exemptions from Income PEACH & JTPA	
Non-Discrimination/Non-Harassment Policy	

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **The CFP for all cities is shown in ga075b02**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **The CFP for all cities is shown in ga075c02**

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.) **Clarkesville and Toccoa Only**

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Clearview Apartments
1b. Development (project) number :	GA122-3 Circleview Drive
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/> Donate or sale of vacant land to NE GA Dev. Corp. or for Clarkesville Housing Authority to use for Rural Rental Housing Development Program of Georgia Dept. of Community Affairs
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/07/03
5. Number of units affected:	10
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	01/10/03
b. Projected end date of activity:	31/03/04

Demolition/Disposition Activity Description	
1a. Development name:	(No name)
1b. Development (project) number	GA122-3 Clearview Drive
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/> Grant lots to Habitat for Humanity
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	10/07/02
5. Number of units affected:	10
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	31/12/02
b. Projected end date of activity	31/03/03

Demolition/Disposition Activity Description
1a. Development name: Booker T. Washington Apartments
1b. Development (project) number GA075-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 01/04/03
5. Number of units affected: 5
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 31/12/03 b. Projected end date of activity 31/03/04

Demolition/Disposition Activity Description
1a. Development name: Holcomb Street
1b. Development (project) number GA122-001
2. Activity type: Demolition <input checked="" 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:
5. Number of units affected: 1 Maintenance/Management Building
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/04/03 b. Projected end date of activity 01/07/03

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Whitman Apartments
1b. Development (project) number:	GA075-004
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/10/02</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	12
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

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

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

See Attached G

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

FY 2003 Annual Plan Page 39

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/10/00

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

Public Housing	0	0
Section 8	NA	NA

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

GA 75-1,2,3,4,5B,6,7B

GA 143-3

GA 82-1,2,3A,3B,6

GA 122-1,2,8A,8F

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

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

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

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

GA 75-1,2,3,4,5B,6,7B
 GA 143-3
 GA 82-1,2,3A,3B,6
 GA 122-1,2,8A,8F

C. Coordination between PHA and the police

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

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

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

GA 75-1,2,3,4,5B,6,7B
 GA 143-3
 GA 82 1,2,3A,3B,6
 GA 122-1,2,8A,8F

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename):

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] Available at Administrative Office

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) **ATTACHMENT D**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
See Attachment D
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) –**State of Georgia**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Letter of consistency from Georgia Department of Community Affairs will be sent to HUD Atlanta on 1/15/03.

D. Other Information Required by HUD

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

1. **Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans**

of the agency and which require formal approval of the Board of Commissioners.

2. Status Report of Goal Accomplishment:

The consortium is expanding the supply of assisted housing by helping to establish the Northeast Georgia Development Corporation. This corporation received its approval as a 501 © 3 non-profit corporation in July, 2000. This corporation plans to apply for a tax credit development in 2003.

All PHAs in the consortium achieved high performer status for their respective fiscal years. The consortium is also spending \$1,190,031 to modernize its existing units. Training opportunities are being provided to all staff during the year.

The housing authority is providing an improved living environment by attracting more working families to live in its communities. It is also improving the safety through the self-funded Public Housing Drug Elimination Program in Toccoa.

The housing authority is promoting self-sufficiency and asset development of the assisted households by increasing the number of working families in its neighborhoods. We are also working with outside social agencies to provide the additional supportive services.

The consortium continues to ensure equal opportunity in resident selection, its staffing, purchase of goods and services, and its contracting.

3. Follow-up Plan to the Resident Survey:

Cornelia:

1. In the past, the PHA has attempted to work closely with the Cornelia Police Dept., but the police have only provided marginal support. There have been some major changes in their administration, so the PHA will again attempt to set up additional programs with the assistance of the Cornelia Police Dept. by 10-1-03.
2. The PHA will greatly improve the exterior lighting of developments GA082-001 and 006 by 10-1-03. This will be done with operating funds.
3. In the past, the PHA has attempted many times to organize the resident patrol, neighborhood watch, etc., but the residents have shown little interest. The PHA will again attempt to set up these programs by 10-1-03.

Clarkesville:

Safety: In the past, the PHA has attempted many times to organize the residents in Clarkesville for a resident patrol, neighborhood watch, etc., but

the residents have shown little interest. The PHA will again attempt to set up these programs by 7-31-2003.

Cleveland:

Safety:

1. Additional exterior lighting will be added at all sides by 10/31/03.
2. New interchangeable core, deadbolt locks will be installed at all units by 10/31/03.
3. In the past, the PHA has attempted to work closely with the Cleveland Police Dept., but the police have only provided marginal support. There have been some major changes in their administration, so the PHA will again attempt to set up additional programs with the assistance of the Cleveland Police Dept. by 10/1/03.
4. In the past, the PHA has attempted many times to organize the residents in Cleveland for a resident patrol, neighborhood watch, etc., but the residents have shown little interest. The PHA will again attempt to set up these programs by 10/1/03.

Communication:

1. PHA will ensure the residents are notified of proposed maintenance repairs, REAC inspections, etc.
2. an exterior bulletin board will be installed at the Bryant Street Community Center.
3. all staff will receive additional sensitivity and customer service training.

Neighborhood Appearance:

1. The PHA will work closely with the Cleveland Police Department for strict enforcement of the City's noise ordinance.
2. Residents will be encouraged to request additional pest control treatments when needed.
3. PHA will attempt to re-establish the program which pays a resident in each community to assist PHA to maintain all common areas in a litter free condition.

ATTACHMENTS

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENTS

- A Admissions Policy for Deconcentration**
- D Comments of Resident Advisory Boards**
- E Resident Membership of the PHA Governing Boards**
- F Membership of the Resident Advisory Boards**
- G Voluntary Conversion Information**

Separate attachments from the Agency Plan

- ga075b02 FY 2003 Capital Fund Program Annual Statement for all PHA's in consortium**
- ga075c02 Capital Fund Program 5 Year Action Plans for all PHA's in the consortium**
- ga075h02 Clarkesville HA 2001 P & E Report**
- ga075i02 Clarkesville HA 2002 P & E Report**
- ga075j02 Cleveland HA 2001 P & E Report**
- ga075k02 Cleveland HA 2002 P & E Report**
- ga075l02 Cornelia HA 2001 P & E Report**
- ga075m02 Cornelia HA 2002 P & E Report**
- ga075n02 Homer HA 2001 P & E Report**
- ga075o02 Homer HA 2002 P & E Report**
- ga075p02 Toccoa HA 2000 P & E Report**
- ga075q02 Toccoa HA 2001 P & E Report**
- ga075r02 Toccoa HA 2002 P & E Report**
- ga075s02 Combined Consortium 2003 Annual Statement**
- ga075t02 PHA Management Organizational Chart**

ATTACHMENT A

Admissions Policy for Deconcentration
(Body of Certification as signed by the Secretary & Chairman July 13, 1999)

RESOLUTION NO. II

APPROVAL OF DECONCENTRATION CERTIFICATION

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998; and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol. 64, No. 32/Thursday, February 18, 1999 prohibits concentration of low income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Clarkesville, Georgia has expeditiously analyzed their public housing stock and incomes; and

WHEREAS, the Housing Authority of the City of Clarkesville, Georgia has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Clarkesville, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

ATTACHMENT A

RESOLUTION NO. IV**APPROVAL OF DECONCENTRATION CERTIFICATION**

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998, and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol. 64, No. 32/Thursday, February 18, 1999 prohibits concentration of low-income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Cornelia, Georgia has expeditiously analyzed their public housing stock and incomes; and

WHEREAS, the Housing Authority of the City of Cornelia has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Cornelia, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

Adopted by the Board on July 27, 1999

ATTACHMENT A

RESOLUTION NO. III**APPROVAL OF DECONCENTRATION CERTIFICATION**

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998, and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol. 64, No. 32/Thursday, February 18, 1999 prohibits concentration of low-income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Toccoa, Georgia has expeditiously analyzed their public housing stock and incomes; and

WHEREAS, the Housing Authority of the City of Toccoa has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Toccoa, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

ATTACHMENT D

AGENCY PLAN**HOUSING AUTHORITY OF THE CITY OF TOCCOA, GEORGIA****COMMENTS OF RESIDENT ADVISORY BOARDS****Clarkesville:**

- 1. Range hoods, fans, and lights needed at Ritchie Street. These are scheduled for 2005.**
- 2. Exterior storage units are needed. These will be included in the 5-10 year capital improvement plan.**

Cleveland: No comments.

Cornelia: No comments.

Homer: No comments.

Toccoa: No comments.

ATTACHMENT E

**RESIDENT MEMBERSHIP
OF THE PHA GOVERNING BOARDS**

The resident commissioners in the consortium are as follow:

		<u>Appointment</u>	<u>Term Expires</u>
Clarkesville	Robert Reeder	10/01/01	9/30/02
Cleveland	Linda White	10/01/01	9/30/02
Cornelia	Lewis Miller	10/01/01	9/30/02
Homer	Noah Underwood	10/01/01	9/30/02
Toccoa	Billy Wilhite	09/09/02	9/30/03

All were appointed as a Commissioner in the following manner: The individual housing authority notified all PHA residents that there was a Resident Commissioner vacancy. If any resident had any interest in being a Commissioner, they were asked to notify the housing authority. The persons listed above and others expressed interest in becoming a Commissioner. The housing authority reviewed their rental records, and polled the current Commissioners of their concurrence. The housing authority recommended the persons to the Mayor of their City. The Mayor then appointed the above Resident Commissioners.

ATTACHMENT F

MEMBERSHIP OF RESIDENT ADVISORY BOARDS

<u>City/PHA</u>	<u>Resident Advisory Board Members</u>
Clarkesville	Linda Allen, Jo Hall, Shirley Edge, Joe Swafford Maude Gosnell, Beulah Stephens
Cleveland	Linda White, Katrena Pardue, Kristi Kendricks, Vickie Duda, Sue Constant, Colleen Dorsey
Cornelia	Mary Lovell, Ida Jenkins, Gilbert Morris, Ann Mills, Leola Worley
Homer	Irene Forrester, Mamie Presley, Zadie Adams, Lynn Faulkner
Toccoa	Joyce Addison, Anna Waldon, Sylvia Anderson, Sally Colbert, Willie Thomason, Joyce English, Maxine Keye, Monica Montgomery, Kay Jarrard, Illis Brown, Doris Ramsey, Lorene Levitt, Gloria Almond, Goldie Marks, Mary Ann Smith, Laura Lawrence,

ATTACHMENT G

VOLUNTARY CONVERSION INFORMATION

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

Clarkesville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa		6	

2. 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 project)?

Clarkesville	3	Cornelia	1
Cleveland	0	Homer	0
Toccoa		3	

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

Clarkesville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa		6	

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

Development Name	Number of Units
None	

5. If the PHA has not completed the Required Initial Assessments describe the status of these assessments. N/A

CAPITAL FUND PROGRAM TABLES START HERE

ga075h02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250101 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: 9/30/02 <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	\$16,250.00		\$16,250.00	\$16,250.00
3	1408 Management Improvements	\$6,000.00		\$6,000.00	\$5,995.00
4	1410 Administration	\$3,000.00		\$3,000.00	\$3,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$14,750.00		\$14,750.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$220,323.00		\$220,323.00	\$159,930.09
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000.00		\$4,000.00	\$0.00
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)	\$264,323.00		\$264,323.00	\$185,175.09
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$220,323.00		\$220,323.00	\$159,930.09

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250101 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	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	158 Units	\$16,250.00		\$16,250.00	\$16,250.00	Completed
	SUBTOTAL			\$16,250.00		\$16,250.00	\$16,250.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA Wide	Training of Staff (Soft Costs)	1408	158 Units	\$3,000.00		\$3,000.00	\$3,000.00	Completed
	Computer Improvements (Hard Costs)	1408	158 Units	\$3,000.00		\$3,000.00	\$2,995.00	
	SUBTOTAL			\$6,000.00		\$6,000.00	\$5,995.00	
	<u>ADMINISTRATION</u>							
GA122-8	Modernization Coordinator/Clerk of Works. 10% of salary and benefits.	1410	50 Units	\$3,000.00		\$3,000.00	\$3,000.00	Completed
	SUBTOTAL			\$3,000.00		\$3,000.00	\$3,000.00	
	<u>FEES & COSTS</u>							
GA122-8	a. A & E fees to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	50 Units	\$14,000.00		\$14,000.00	\$0.00	Contract Awarded
	Contract Labor							
	Subtotal			\$14,000.00		\$14,000.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250101 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	
GA122-1	b. Consultant Fee	1430.2	14 Units	\$100.00		\$100.00	\$0.00	
GA122-2	Consultant to assist with preparation	1430.2	4 Units	\$100.00		\$100.00	\$0.00	
GA122-3	of Agency Plan.	1430.2	10 Units	\$100.00		\$100.00	\$0.00	
GA122-4		1430.2	12 Units	\$100.00		\$100.00	\$0.00	CONTRACT
GA122-5		1430.2	24 Units	\$100.00		\$100.00	\$0.00	AWARDED
GA122-6		1430.2	20 Units	\$100.00		\$100.00	\$0.00	
GA122-7		1430.2	24 Units	\$100.00		\$100.00	\$0.00	
GA122-8		1430.2	50 Units	\$50.00		\$50.00	\$0.00	
	Subtotal			\$750.00		\$750.00	\$0.00	
	SUBTOTAL			\$14,750.00		\$14,750.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
GA122-8	Replace deteriorated heating systems with new HVAC systems and replace water heating system.	1460	50 Units	\$220,323.00		\$220,323.00	\$159,930.09	In Progress
	SUBTOTAL			\$220,323.00		\$220,323.00	\$159,930.09	

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250101 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	
	<u>DWELLING EQUIPMENT-</u>							
	<u>NONEXPENDABLE</u>							
GA122-1	Replace ranges & Refrigerators.	1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-2		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-3		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-4		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-5		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-6		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-7		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
GA122-8		1465.1	1 Unit	\$500.00		\$500.00	\$0.00	Obligated
	SUBTOTAL			\$4,000.00		\$4,000.00	\$0.00	
	GRAND TOTAL			\$264,323.00		\$264,323.00	\$159,930.09	

CAPITAL FUND PROGRAM TABLES START HERE

ga075i02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 9/30/02 <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	\$20,250.00		\$20,250.00	\$20,250.00
3	1408 Management Improvements	\$3,000.00		\$0.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$13,500.00		\$13,250.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$136,359.00		\$8,060.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$3,000.00		\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$500.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$251,609.00		\$41,560.00	\$20,250.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$8,060.00		\$8,060.00	\$0.00

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250102 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	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	158 Units	\$20,250.00		\$20,250.00	\$20,250.00	Completed
	SUBTOTAL			\$20,250.00		\$20,250.00	\$20,250.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA Wide	Computer training & software. Staff development training.	1408	158 Units	\$3,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$3,000.00		\$0.00	\$0.00	
	<u>FEES & COSTS</u>							
GA122-1	a. A & E fees to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated Contract Labor	1430.1	14 Units	\$13,250.00		\$13,250.00	\$0.00	CONTRACT AWARDED
	Subtotal			\$13,250.00		\$13,250.00	\$0.00	
PHA-Wide	b. Consulting fees for Agency Plan Preparation and Annual Updates.	1430.2	158 Units	\$250.00		\$0.00	\$0.00	No Progress
	Subtotal			\$250.00		\$0.00	\$0.00	
	SUBTOTAL			\$13,500.00		\$13,250.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250102 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	
	<u>SITE IMPROVEMENTS</u>							
GA122-1	a. Parking, Retaining Walls, Handrails, Sidewalks, Grading & Landscaping.	1450	14 Units	\$75,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$75,000.00		\$0.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
GA122-8	a. Replace deteriorated heating systems with new HVAC systems and replace water heating systems. (To cover overage from 2001 CFP).	1460	50 Units	\$8,060.00		\$8,060.00	\$0.00	Obligated
	Subtotal			\$8,060.00		\$8,060.00	\$0.00	
GA122-1	b. Total modernization—Doors, Bathrooms, Closets, Kitchens, Porches, Floors & Exterior.	1460	14 Units	\$128,299.00		\$0.00	\$0.00	No Progress
	Subtotal			\$128,299.00		\$0.00	\$0.00	
	SUBTOTAL			\$136,359.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Clarkesville, GA		Grant Type and Number Capital Fund Program Grant No: GA06P12250102 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	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Computer Equipment.	1475	158 Units	\$3,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$3,000.00		\$0.00	\$0.00	
PHA-Wide	<u>DEVELOPMENT ACTIVITIES</u>							
	Determine feasibility, Preliminary Costs.	1499	158 Units	\$500.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$500.00		\$0.00	\$0.00	
	GRAND TOTAL			\$251,609.00		\$41,560.00	\$20,250.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Clarkesville, GA			Grant Type and Number Capital Fund Program No: GA06P12250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	12/31/03	05/30/04		06/30/05	05/30/06		Maximum time frame allowed by HUD for obligation & expenditure of funds per LOCCS report of 9/30/02 for this grant.	
GA122-1	12/31/03	05/30/04		06/30/05	05/30/06			
GA122-8	12/31/03	05/30/04		06/30/05	05/30/06			

GA122-1=14 Units GA122-2=4 Units GA122-3=10 Units GA122-4=12 Units
 GA122-5=24 Units GA122-6=20 Units GA122-7=24 Units GA122-8=50 Units

CAPITAL FUND PROGRAM TABLES START HERE

ga075j02

Annual Statement/Performance and Evaluation Report			Based on Budget Revision #1		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350101 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: 09/30/02 <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	\$15,000.00		\$15,000.00	\$15,000.00
3	1408 Management Improvements				
4	1410 Administration	\$3,000.00		\$3,000.00	\$3,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,250.00		\$6,250.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,584.00		\$22,584.00	\$16,835.60
10	1460 Dwelling Structures	\$47,208.00		\$47,208.00	\$47,208.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00		\$5,000.00	\$0.00
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)	\$99,042.00		\$99,042.00	\$82,043.60
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$12,602.40		\$12,602.40	\$12,602.40
26	Amount of line 21 Related to Energy Conservation Measures	\$34,605.60		\$34,605.60	\$34,605.60

Annual Statement/Performance and Evaluation Report

Based on Budget Revision #1

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>							
	Operations-Subsidy	1406	54 Units	\$15,000.00		\$15,000.00	\$15,000.00	Completed
	SUBTOTAL			\$15,000.00		\$15,000.00	\$15,000.00	
	<u>ADMINISTRATION</u>							
GA143-3	Modernization Coordinator/Clerk of Works 10% of salary and benefits.	1410	24 Units	\$3,000.00		\$3,000.00	\$3,000.00	Completed
	SUBTOTAL			\$3,000.00		\$3,000.00	\$3,000.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, assist at bid openings, supervise construction, etc. Contract Labor.	1430.1	54 Units	\$5,500.00		\$5,500.00	\$0.00	Contract Awarded
	Subtotal			\$5,500.00		\$5,500.00	\$0.00	
PHA-WIDE	b. Consultant to assist with preparation of Agency Plan.	1430.2	54 Units	\$750.00		\$750.00	\$0.00	Obligated
	Subtotal			\$750.00		\$750.00	\$0.00	
	SUBTOTAL			\$6,250.00		\$6,250.00	\$0.00	
	<u>SITE IMPROVEMENTS</u>							

Annual Statement/Performance and Evaluation Report

Based on Budget Revision #1

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350101 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	
GA143-1	a. Construct Development Identification	1450	12 Units	\$2,000.00		\$2,000.00	\$0.00	Obligated
GA143-2	Signs.	1450	12 Units	\$2,000.00		\$2,000.00	\$0.00	Obligated
GA143-3		1450	24 Units	\$2,500.00		\$2,500.00	\$751.60	In Progress
GA143-6		1450	6 Units	\$1,500.00		\$1,500.00	\$1,500.00	In Progress
	Subtotal			\$8,000.00		\$8,000.00	\$2,251.60	
GA143-1	b. Construct 1 exterior storage structure For 1 Dwelling Unit.	1450	1	\$4,000.00		\$4,000.00	\$4,000.00	Completed
	Subtotal			\$4,000.00		\$4,000.00	\$4,000.00	
GA143-1	c. Repair/Replace damaged or	1450	12 Units	\$4,000.00		\$4,000.00	\$4,000.00	Completed
GA143-2	deteriorated sidewalks.	1450	12 Units	\$2,000.00		\$2,000.00	\$2,000.00	Completed
GA143-3		1450	24 Units	\$3,584.00		\$3,584.00	\$3,584.00	Completed
GA143-6		1450	6 Units	\$1,000.00		\$1,000.00	\$1,000.00	Completed
	Subtotal			\$10,584.00		\$10,584.00	\$10,584.00	
	SUBTOTAL			\$22,584.00		\$22,584.00	\$16,835.60	
	<u>DWELING STRUCTURES</u>							
GA143-3	a. Lower ceilings in stairways.	1460	24 Unit	\$0.00		\$0.00	\$0.00	Deleted
	Subtotal			\$0.00		\$0.00	\$0.00	
GA143-3	b. Provide Central HVAC System.	1460	24 Units	\$32,255.60		\$32,255.60	\$32,255.60	Completed
GA143-6		1460	6	\$2,350.00		\$2,350.00	\$2,350.00	Completed

Annual Statement/Performance and Evaluation Report

Based on Budget Revision #1

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal			\$34,605.60		\$34,605.60	\$34,605.60	
GA143-1	c. Provide additional exterior lighting.	1460	12 Units	\$0.00		\$0.00	\$0.00	Deleted
GA143-2		1460	12 Units	\$0.00		\$0.00	\$0.00	Deleted
GA143-3		1460	24 Units	\$0.00		\$0.00	\$0.00	Deleted
GA143-6		1460	6 Units	\$0.00		\$0.00	\$0.00	Deleted
	Subtotal			\$0.00		\$0.00	\$0.00	
GA143-3	d. Provide Vandal Resistant Screens & Windows.	1460	16 Units	\$12,602.40		\$12,602.40	\$12,602.40	Completed
	Subtotal			\$12,602.40		\$12,602.40	\$12,602.40	
	SUBTOTAL			\$47,208.00		\$47,208.00	\$47,208.00	
	<u>DWELLING EQUIPMENT -</u>							
	NONEXPENDABLE							
GA143-1	Replace Ranges & Refrigerators.	1465.1	3	\$2,000.00		\$2,000.00	\$0.00	No Progress
GA143-2		1465.1	3	\$2,000.00		\$2,000.00	\$0.00	No Progress
GA143-6		1465.1	1	\$1,000.00		\$1,000.00	\$0.00	No Progress
	SUBTOTAL			\$5,000.00		\$5,000.00	\$0.00	
	GRAND TOTAL			\$99,042.00		\$99,042.00	\$82,043.60	

Annual Statement/Performance and Evaluation Report

Based on Revision #1

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

09/30/02

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cleveland, Georgia			Grant Type and Number Capital Fund Program No: GA06P14350101 Replacement Housing Factor No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE		06/30/03			06/30/05		Add PHA-WIDE dates.
GA143-1	03/30/03	06/30/03		06/30/04	06/30/05		Maximum time frame allowed by HUD for
GA143-2	03/30/03	06/30/03		06/30/04	06/30/05		Obligation & Expenditure of funds per LOCCS report
GA143-3	03/30/03	06/30/03		06/30/04	06/30/05		of 9/30/02 for this grant.
GA143-6	03/30/03	06/30/03		06/30/04	06/30/05		"

GA143-1=12 APARTMENTS
 GA143-2=12 APARTMENTS
 GA143-3=24 APARTMENTS
 GA143-6= 6 APARTMENTS
TOTAL= 54 APARTMENTS

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report			Budget Revision #1 for Part I only		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <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	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00
3	1408 Management Improvements	\$2,000.00	\$2,000.00	\$0.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$4,750.00	\$4,750.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$24,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$43,019.00	\$67,019.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$1,000.00	\$1,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$500.00	\$500.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$94,269.00	\$94,269.00	\$19,000.00	\$19,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$17,000.00	\$17,000.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$7,000.00	\$7,000.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Budget Revision #1 for Part I only

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350102 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	
PHA-WIDE	<u>OPERATIONS</u>							
	Operations-Subsidy	1406	54 Units	\$19,000.00		\$19,000.00	\$19,000.00	Completed
	SUBTOTAL			\$19,000.00		\$19,000.00	\$19,000.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer Training & Software. Staff Development Training.	1408	54 Units	\$2,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$2,000.00		\$0.00	\$0.00	
	<u>FEES & COSTS</u>							
GA143-1	a. Architects fee to prepare bid and contract	1430.1	12 Units	\$990.00		\$0.00	\$0.00	Contract in
GA143-2	documents, drawings, specifications, and	1430.1	12 Units	\$990.00		\$0.00	\$0.00	Negotiation
GA143-3	assist the PHA at bid opening, awarding	1430.1	24 Units	\$2,025.00		\$0.00	\$0.00	“
GA143-6	the contract, and to supervise the	1430.1	6 Units	\$495.00		\$0.00	\$0.00	“
	Construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			\$4,500.00		\$0.00	\$0.00	
PHA-Wide	b. Consulting fees for Agency Plan Preparation and Annual Updates.	1430.2	54 Units	\$250.00		\$0.00	\$0.00	No Progress
	Subtotal			\$250.00		\$0.00	\$0.00	
	SUBTOTAL			\$4,750.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #1 for Part I only

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350102 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	
	<u>DWELLING STRUCTURES</u>							
GA143-1	a. Bathroom Renovations.	1460	12 Units	\$23,792.00		\$0.00	\$0.00	No Progress
GA143-2		1460	12 Units	\$19,227.00		\$0.00	\$0.00	No Progress
	Subtotal			\$43,019.00		\$0.00	\$0.00	
GA143-1	b. Replace Water Heaters.	1460	12 Units	\$3,000.00		\$0.00	\$0.00	No Progress
GA143-2		1460	12 Units	\$2,000.00		\$0.00	\$0.00	No Progress
GA143-3		1460	24 Units	\$2,000.00		\$0.00	\$0.00	No Progress
	Subtotal			\$7,000.00		\$0.00	\$0.00	
GA143-1	c. Vandal Resistant Screen Doors.	1460	12 Units	\$7,000.00		\$0.00	\$0.00	No Progress
GA143-2		1460	12 Units	\$7,000.00		\$0.00	\$0.00	No Progress
	Subtotal			\$14,000.00		\$0.00	\$0.00	
GA143-6	d. Vandal Resistant Window Screens.	1460	6 Units	\$3,000.00		\$0.00	\$0.00	No Progress
	Subtotal			\$3,000.00		\$0.00	\$0.00	
	SUBTOTAL			\$67,019.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #1 for Part I only

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cleveland, GA		Grant Type and Number Capital Fund Program Grant No: GA06P14350102 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	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Computer Equipment.	1475	54 Units	\$1,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$1,000.00		\$0.00	\$0.00	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Determine Feasibility; Preliminary Costs.	1499	54 Units	\$500.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$500.00		\$0.00	\$0.00	
	GRAND TOTAL			\$94,269.00		\$19,000.00	\$19,000.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #1 for Part I only

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

09/30/02

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cleveland, Georgia			Grant Type and Number Capital Fund Program No: GA06P14350102 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	
GA143-1	12/31/03	05/30/04		06/30/05	05/30/06		Maximum time frame allowed by HUD for Obligation & Expenditure of funds per LOCCS report of 9/30/02 for this grant.
GA143-2	12/31/03	05/30/04		06/30/05	05/30/06		
GA143-3	12/31/03	05/30/04		06/30/05	05/30/06		
GA143-6	12/31/03	05/30/04		06/30/05	05/30/06		
PHA-Wide	12/31/03	05/30/04		06/30/05	05/30/06		“

GA143-1=12 APARTMENTS
 GA143-2=12 APARTMENTS
 GA143-3=24 APARTMENTS
 GA143-6= 6 APARTMENTS
TOTAL= 54 APARTMENTS

CAPITAL FUND PROGRAM TABLES START HERE

ga075102

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08250101 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: 09/30/02 <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	\$20,000.00		\$20,000.00	\$20,000.00
3	1408 Management Improvements	\$5,000.00		\$5,000.00	\$3,475.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$13,250.00		\$13,250.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$37,000.00		\$37,000.00	\$20,130.00
10	1460 Dwelling Structures	\$172,528.00		\$172,528.00	\$119,847.79
11	1465.1 Dwelling Equipment—Nonexpendable	\$35,000.00		\$35,000.00	\$18,177.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$3,000.00		\$3,000.00	\$2,800.00
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)	\$285,778.00		\$285,778.00	\$184,429.79
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$12,000.00		\$12,000.00	\$2,580.00
26	Amount of line 21 Related to Energy Conservation Measures	\$172,528.00		\$172,528.00	\$184,429.79

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>							
	Operation Subsidy	1406	155 Units	\$20,000.00		\$20,000.00	\$20,000.00	Completed
	SUBTOTAL			\$20,000.00		\$20,000.00	\$20,000.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Staff training.	1408	155 Units	\$3,000.00		\$3,000.00	\$3,000.00	Completed
	b. Computer software.	1408	155 Units	\$2,000.00		\$2,000.00	\$475.00	In Progress
	SUBTOTAL			\$5,000.00		\$5,000.00	\$3,475.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis.	1430.1	155 Units	\$13,250.00		\$13,250.00	\$0.00	Contract Awarded
	Fee to be negotiated. Contract Labor.							
	SUBTOTAL			\$13,250.00		\$13,250.00	\$0.00	
	<u>SITE IMPROVEMENT</u>							
GA082-1	a. Improve exterior site lighting.	1450	23 Units	\$3,000.00		\$3,000.00	\$2,580.00	In Progress
GA082-2	Contract labor.	1450	2 Units	\$1,000.00		\$1,000.00	\$0.00	Contract
GA083-3		1450	30 Units	\$3,000.00		\$3,000.00	\$0.00	Executed
GA083-6		1450	50 Units	\$3,000.00		\$3,000.00	\$0.00	“
GA083-8		1450	50 Units	\$2,000.00		\$2,000.00	\$0.00	“
	Subtotal			\$12,000.00		\$12,000.00	\$2,580.00	
GA083-8	b. Clear and Grub to property lines and locate boundary markers.	1450	50 Units	\$5,000.00		\$5,000.00	\$0.00	Contract Executed
	Subtotal			\$5,000.00		\$5,000.00	\$0.00	
GA083-8	c. Seal Parking Lot and Stripe.	1450	50 Units	\$20,000.00		\$20,000.00	\$17,550.00	In Progress

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal			\$20,000.00		\$20,000.00	\$17,550.00	
	SUBTOTAL			\$37,000.00		\$37,000.00	\$20,130.00	
	<u>DWELLING STRUCTURES</u>							
GA082-3	Upgrade HVAC Systems.	1460	30 Units	\$95,696.00		\$95,696.00	\$65,916.28	In Progress
GA082-6		1460	50 Units	\$76,832.00		\$76,832.00	\$53,931.51	In Progress
	SUBTOTAL			\$172,528.00		\$172,528.00	\$119,847.79	
	<u>DWELLING EQUIPMENT</u>							
GA082-8	Replace Ranges & Refrigerators.	1465.1	50 Unit	\$35,000.00		\$35,000.00	\$18,177.00	In Progress
	SUBTOTAL			\$35,000.00		\$35,000.00	\$18,177.00	
	<u>NON-DWELLING EQUIPMENT</u>							
GA082-1	Purchase Computer Hardware - \$3,000.00	1475	1 Each	\$3,000.00		\$3,000.00	\$2,800.00	Completed
	SUBTOTAL			\$3,000.00		\$3,000.00	\$2,800.00	
	GRAND TOTAL			\$285,778.00		\$285,778.00	\$184,429.79	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program No: GA06P08250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide			09/30/02		06/30/05		Add PHA-Wide dates.
GA082-1	12/30/02		09/30/02	06/30/04	06/30/05		Maximum time frame allowed by HUD for expenditure of funds per LOCCS report of 9/30/02 for this grant. " "
GA082-2	12/30/02		09/30/02	06/30/04	06/30/05		
GA082-3	12/30/02		09/30/02	06/30/04	06/30/05		
GA082-6	12/30/02		09/30/02	06/30/04	06/30/05		
GA082-8	12/30/02		09/30/02	06/30/04	06/30/05		

GA082-1=23 UNITS
 GA082-2= 2 UNITS
 GA082-3=30 UNITS
 GA082-6=50 UNITS
 GA082-8=50 UNITS
TOTAL= 155 UNITS

CAPITAL FUND PROGRAM TABLES START HERE

ga075m02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 9/30/02 <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	\$21,000.00		\$21,000.00	\$21,000.00
3	1408 Management Improvements	\$3,000.00		\$0.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$14,000.00		13,750.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$231,011.00		\$72,624.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$2,000.00		\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$500.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$271,511.00		\$107,374.00	\$21,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08250102 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	
PHA-WIDE	<u>OPERATIONS</u>							
	Operation Subsidy	1406	155 Units	\$21,000.00		\$21,000.00	\$21,000.00	Completed
	SUBTOTAL			\$21,000.00		\$21,000.00	\$21,000.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer Training & Software. Staff Development Training	1408	155 Units	\$3,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$3,000.00		\$0.00	\$0.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	155 Units	\$13,750.00		\$13,750.00	\$0.00	Contract Executed
	Subtotal			\$13,750.00		\$13,750.00	\$0.00	
PHA-WIDE	b. Consulting fees for Agency Plan Preparation and Annual updates.	1430.2	155 Units	\$250.00		\$0.00	\$0.00	No Progress
	Subtotal			\$250.00		\$0.00	\$0.00	
	SUBTOTAL			\$14,000.00		\$13,750.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08250102 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	
GA082-3	a. Upgrade HVAC Systems (to cover coverage from 2001 CFP).	1460	30 Units	\$53,733.00		\$53,733.00	\$0.00	Contract
GA082-6		1460	50 Units	\$39,068.00		\$18,891.00	\$0.00	Executed
	Subtotal			\$92,801.00		\$72,624.00	\$0.00	
GA082-1	b. Install Core Locks at Entries.	1460	23 Units	\$12,000.00		\$0.00	\$0.00	No Progress
		Subtotal			\$12,000.00		\$0.00	\$0.00
GA082-6	c. Entry Doors, Exteriors, New Entry Porches @ 2-Story Units; Bathrooms, Floors, Walls & Ceilings.	1460	20 Units	\$126,210.00		\$0.00	\$0.00	No Progress
		Subtotal			\$126,210.00		\$0.00	\$0.00
	SUBTOTAL			\$231,011.00		\$72,624.00	\$0.00	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-WIDE	Computer Equipment	1475	1 Each	\$2,000.00		\$0.00	\$0.00	No Progress
	Subtotal			\$2,000.00		\$0.00	\$0.00	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Determine Feasibility, Preliminary Costs	1499	5 Units	\$500.00		\$0.00	\$0.00	No Progress
	Subtotal			\$500.00		\$0.00	\$0.00	
	GRAND TOTAL			\$271,511.00		\$107,374.00	\$21,000.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/02
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cornelia, Georgia			Grant Type and Number Capital Fund Program No: GA06P08250102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE		05/30/04			05/30/06		Added PHA-Wide dates.
GA082-1	12/30/03	05/30/04		06/30/05	05/30/06		Max. tme frames for obligation & expenditure of funds per LOCCS report of 9/30/02 for this grant.
GA082-2	12/30/03	N/A		06/30/05	N/A		
GA082-3	12/30/03	05/30/04		06/30/05	05/30/06		«
GA082-6	12/30/03	05/30/04		06/30/05	05/30/06		«
GA082-8	12/30/03	N/A		06/30/05	N/A		Changing GA082-2&6to N/A as no construction work to be done.

GA082-1=23 UNITS
GA082-2= 2 UNITS
GA082-3=30 UNITS
GA082-6=50 UNITS
GA082-8=50 UNITS
TOTAL= 155 UNITS

CAPITAL FUND PROGRAM TABLES START HERE

ga075n02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Homer, Homer, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P25650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <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	\$8,200.00	\$8,200.00	\$8,200.00	\$8,200.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,300.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,781.00	\$19,081.00	\$16,781.00	\$15,228.16
10	1460 Dwelling Structures	\$15,978.00	\$15,978.00	\$0.00	\$0.00
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)	\$43,259.00	\$43,259.00	\$24,981.00	\$23,428.16
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Budget Revision #2

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Homer, GA		Grant Type and Number Capital Fund Program Grant No: GA06P25650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>							
	Operations	1406	29 Units	\$8,200.00	\$8,200.00	\$8,200.00	\$8,200.00	Completed
	SUBTOTAL			\$8,200.00	\$8,200.00	\$8,200.00	\$8,200.00	
	<u>FEES & COSTS</u>							
GA256-1	Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis.	1430.1	29 Units	\$2,300.00	\$0.00	\$0.00	\$0.00	Deleted
	Fee to be negotiated. Contract Labor.							
	SUBTOTAL			\$2,300.00	\$0.00	\$0.00	\$0.00	
	<u>SITE IMPROVEMENTS</u>							
GA256-1	Pump out septic tanks & clean sewer lines.	1450	29 Units	\$16,781.00	\$19,081.00	\$16,781.00	\$15,228.16	In Progress
	SUBTOTAL			\$16,781.00	\$19,081.00	\$16,781.00	\$15,228.16	
	<u>DWELLING STRUCTURES</u>							
GA256-1	Install vandal resistant screen doors and window screens.	1460	29 Units	\$15,978.00	\$15,978.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$15,978.00	\$15,978.00	\$0.00	\$0.00	
	GRAND TOTAL			\$43,259.00	\$43,259.00	\$24,981.00	\$23,428.16	

CAPITAL FUND PROGRAM TABLES START HERE

ga075o02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Homer, Homer, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P25650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 09/30/02 <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	\$8,650.00		\$8,650.00	\$8,650.00
3	1408 Management Improvements	\$500.00		\$0.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,500.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,033.00		\$0.00	\$0.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$500.00		\$0.00	\$0.00
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)	\$41,183.00		\$8,650.00	\$8,650.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Homer, GA		Grant Type and Number Capital Fund Program Grant No: GA06P25650102 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	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations-Subsidy	1406	29 Units	\$8,650.00		\$8,650.00	\$8,650.00	Completed
	SUBTOTAL			\$8,650.00		\$8,650.00	\$8,650.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer Training & Software, Staff Development Training.	1408	29 Units	\$500.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$500.00		\$0.00	\$0.00	
	<u>FEES & COSTS</u>							
GA256-1	Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	29 Units	\$1,500.00		\$0.00	\$0.00	Contract in Negotiation
	SUBTOTAL			\$1,500.00		\$0.00	\$0.00	
	<u>SITE IMPROVEMENTS</u>							
GA256-1	a. Sanitary Sewer Treatment Systems.	1450	29 Units	\$12,000.00		\$0.00	\$0.00	No Progress
GA256-1	b. Repair, Resurface & Re-stripe Roads and Parking.	1450	29 Units	\$18,033.00		\$0.00	\$0.00	
	SUBTOTAL			\$30,033.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

09/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Homer, GA		Grant Type and Number Capital Fund Program Grant No: GA06P25650102 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	
	<u>NON-DWELLING EQUIPMENT</u>							
GA256-1	Purchase Computer Equipment.	1475	29 Units	\$500.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$500.00		\$0.00	\$0.00	
	GRAND TOTAL			\$41,183.00		\$8,650.00	\$8,650.00	

**Annual Statement/
Performance and Evaluation Report**

Part II Supporting Pages
Comprehensive Grant Program (CGP)

U.S. DEPARTMENT OF HOUSING
and URBAN DEVELOPMENT
Office of Public and Indian Housing

Budget Revision #2 9/30/02

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number /Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA 75-1 Wilkerson Apts.	New removable core entry locks	1460	58	\$17,400.00	\$17,400.00	\$17,400.00	\$17,400.00	
GA 75-2 Washington Apts.	New removable core entry locks	1460	30	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
GA 75-3 Morgan Place	New removable core entry locks	1460	42	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	
GA 75-4 Whitman Apts.	New removable core entry locks	1460	20	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
GA 75-5 Audubon, Argo Place	New removable core entry locks	1460	34	\$10,200.00	\$10,200.00	\$10,200.00	\$10,200.00	
GA 75-6 Currahee Vista	New removable core entry locks	1460	50	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
GA 75-7A Robin Place	New removable core entry locks	1460	45	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
GA 75-7B	New hydronic heating systems and water heaters		45	\$331,784.00	\$331,784.00	\$331,784.00	\$331,784.00	
GA 75-8 Circle View	New removable core entry locks	1460	30	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
GA 75-8 Davis Ave., Mill St.	New removable core entry locks	1460	45	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
	Subtotal			\$440,984.00	\$440,984.00	\$440,984.00	\$440,984.00	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

**Annual Statement/
Performance and Evaluation Report**

U.S. DEPARTMENT OF HOUSING
and URBAN DEVELOPMENT
Office of Public and Indian Housing

Budget Revision #2 9/30/02

Part II Supporting Pages

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number /Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide Administration	a) Comprehensive Grant Program Coordinator (1/4 salary)	1410	100%	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	
	b) Pro-rate other staff salaries	1410	100%	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	
	c) Fringe benefits	1410	100%	\$4,000.00	\$4,000.00	\$4,000.00	\$3,964.08	
	d) Sundry	1410	100%	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	
	Subtotal				\$21,000.00	\$21,000.00	\$21,000.00	\$17,964.08
PHA Wide Management Improvements	a) Staff computer training (on location)	1408	100%	\$500.00	\$500.00	\$500.00	\$0.00	
	b) Admin. Staff Professional Development training	1408	100%	\$2,000.00	\$2,000.00	\$2,000.00	\$1,500.00	
	c) Maintenance Staff training	1408	100%	\$2,000.00	\$2,000.00	\$2,000.00	\$1,399.90	
	d) Resident Initiative Coordinator (1/2 salary)	1408	100%	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	
	e) Resident Initiatives Programs	1408	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	f) Develop and Implement Job Training and Technical Assistance to residents	1408	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	g) Drug Elimination Activities	1408	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$350.00	
	h) Youth Sports	1408	100%	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00	
	I) Computer Upgrades	1408	100%	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	Subtotal				\$26,500.00	\$26,500.00	\$26,500.00	\$20,749.90

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

**Annual Statement/
Performance and Evaluation Report**

Part II Supporting Pages
Comprehensive Grant Program (CGP)

U.S. DEPARTMENT OF HOUSING
and URBAN DEVELOPMENT
Office of Public and Indian Housing

Budget Revision #2 9/30/02

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs	a) A&E Fees:							
GA 75-1		1430	58	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-2		1430	30	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-3		1430	42	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-4		1430	20	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-5			34	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-6			50	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
GA 75-7			75	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	
GA 75-8			45	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
	b) CGP Consultant	1430	100%	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	c) Clerk-of-the-Works including fringes (1/4 salary)	1430	100%	\$8,000.00	\$8,500.00	\$8,500.00	\$8,500.00	Increased
	Subtotal			\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	
PHA Wide	Contingency	1502	100%	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
	Subtotal			\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
	Total			\$550,484.00	\$550,484.00	\$550,484.00	\$539,697.98	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

Annual Statement/ ga075p02
Performance and Evaluation Report

U.S. DEPARTMENT OF HOUSING
 and URBAN DEVELOPMENT
 Office of Public and Indian Housing

Part I: Summary
Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA Name Housing Authority of the City of Toccoa	Comprehensive Grant Number GA06P07550100	FFY of Grant Approval 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u>
<input type="checkbox"/> Final Performance and Evaluation Report	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u> 9/30/02 </u>	

Line No.	Summary by Development Account	Original	Revised	Total Actual Cost (2)	
				Obligated	Expended
1	1406 Operations				
2	1408 Management Improvements 1/	\$26,500.00	\$26,500.00	\$26,500.00	\$20,749.90
3	1410 Administration 2/	\$21,000.00	\$21,000.00	\$21,000.00	\$17,964.08
4	1411 Audit				
5	1415 Liquidated Damages				
6	1430 Fees and Costs	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
7	1440 Site Acquisition				
8	1450 Site Improvement				
9	1460 Dwelling Structures	\$440,984.00	\$440,984.00	\$440,984.00	\$440,984.00
10	1465.1 Dwelling Equipment--Nonexpendable				
11	1470 Nondwelling Structures				
12	1475 Nondwelling Equipment				
13	1495.1 Relocation				
14	1490 Replacement Reserve				
15	1502 Contingency (may not exceed 8% of line 16)	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
16	Amount of Annual Grant (Sum of lines 2-15)	\$550,484.00	\$550,484.00	\$550,484.00	\$539,697.98
17	Amount of Line 16 Related to LBP Activities	\$0.00			
18	Amount of line 16 Related to Section 504 Compliance	\$0.00			
19	Amount of line 16 Related to Security	\$0.00			
20	Amount of line 16 Related to Energy Conservation Measures	\$0.00			

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

**Annual Statement/
Performance and Evaluation Report**

U.S. DEPARTMENT OF HOUSING

and URBAN DEVELOPMENT

Part III Implementation Schedule
Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Budget Revision #2

9/30/2002

FFY 2000

Development Number /Name HA-Wide Activities	All funds obligated			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
GA 75-1	3/31/2002		12/31/2001	9/30/2002	9/30/2004		Max time frame for expenditure of funds per LOCCS report Of 9/30/02 for this grant.
GA 75-2	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-3	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-4	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-5	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-6	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-7	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
GA 75-8	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"
Management Improvements	3/31/2002		12/31/2001	9/30/2002	9/30/2004		"

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report		ga075q02		Based on Budget Rev.#1	
Capital Fund Program and Capital Fund Program Replacement Housing Factor					
(CFP/CFPRHF) Part 1: Summary					
PHA Name:		Grant Type and Number		Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF TOCCOA		Capital Fund Program Grant No: GA075000501-01 Replacement Housing Factor Grant No:		2001	
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
Performance and Evaluation Report for Period Ending:		9/30/2002			
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 Soft Costs	\$2,000.00		\$2,000.00	\$0.00
	Management Improvements Hard Costs	\$8,000.00		\$8,000.00	\$6,834.98
4	1410 Administration	\$23,000.00		\$23,000.00	\$15,295.15
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$61,500.00		\$61,500.00	\$61,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$59,500.00		\$59,500.00	\$1,166.00
10	1460 Dwelling Structures	\$405,756.00		\$405,756.00	\$362,810.30
11	1465.1 Dwelling 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	\$1,000.00		\$1,000.00	\$0.00
18	1498 Mod. Used for Development	\$1,000.00		\$1,000.00	\$1,000.00
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.)	\$561,756.00		\$561,756.00	\$448,606.43
21	Amount of line 20 Related to LBP Activities	\$0.00		\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00		\$0.00	\$0.00
24	Amount of Line 20 related to Security-- Hard Costs	\$0.00		\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$301,856.00		\$301,856.00	\$301,856.00
26	Collateralization Expenses or Debt Service	\$0.00		\$0.00	\$0.00

**Capital Fund Program and Capital Fund Program Replacement Housing Factor
(CFP/CFPRHF)**
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
HOUSING AUTHORITY OF THE CITY OF TOCCOA		Capital Fund Program Grant No: GA075000501-01 Replacement Housing Factor Grant No:			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	
PHA WIDE	Staff Training	1408		\$2,000.00		\$2,000.00	\$0.00	
	Computer hardware & software	1408		\$8,000.00		\$8,000.00	\$6,834.98	
	Management Improvements			\$10,000.00		\$10,000.00	\$6,834.98	
PHA WIDE	Administration	1410		\$23,000.00		\$23,000.00	\$15,295.15	
	Administration				\$23,000.00		\$23,000.00	
PHA WIDE	Fees & Costs	1430		\$61,500.00		\$61,500.00	\$61,500.00	
	Fees & Costs				\$61,500.00		\$61,500.00	
GA 75-1	Additional vehicle and equipment parking behind Maintenance Office	1450		\$56,000.00		\$56,000.00	\$0.00	
	Provide drainage piping and pave over open ditch at Maintenance	1450		\$2,000.00		\$2,000.00	\$0.00	
GA 75-8	Secure storm drainage covers	1450		\$1,500.00		\$1,500.00	\$1,166.00	
	Site Improvements				\$59,500.00		\$59,500.00	
GA 75-4	Provide new security lighting	1460		\$0.00		\$0.00	\$0.00	
	Provide termite treatment	1460		\$7,000.00		\$7,000.00	\$4,000.00	
	Provide porch rails as per code	1460		\$4,500.00		\$4,500.00	\$0.00	
	Provide air-conditioning	1460		\$50,000.00		\$50,000.00	\$50,000.00	
GA 75-5	Provide new security lighting	1460		\$0.00		\$0.00	\$0.00	
	Provide air-conditioning	1460		\$53,000.00		\$53,000.00	\$53,000.00	
GA 75-6	Clean exterior masonry	1460		\$0.00		\$0.00	\$0.00	
	Provide porch rails as per code	1460		\$4,500.00		\$4,500.00	\$0.00	
GA 75-7	Provide new security lighting	1460		\$0.00		\$0.00	\$0.00	
	Reconfigure four efficiency units into two two-bedroom units	1460		\$70,800.00		\$70,800.00	\$56,954.30	
GA 75-8	Provide three washed/dryer rooms	1460		\$17,100.00		\$17,100.00	\$0.00	
	Provide new security lighting	1460		\$0.00		\$0.00	\$0.00	
	Provide air-conditioning	1460		\$198,856.00		\$198,856.00	\$198,856.00	
	Dwelling Structures			\$405,756.00		\$405,756.00	\$362,810.30	
PHA WIDE	Relocation Costs	1495.1		\$1,000.00		\$1,000.00	\$0.00	
	Relocation Costs				\$1,000.00		\$1,000.00	
PHA WIDE	Mod. Used for development	1498		\$1,000.00		\$1,000.00	\$1,000.00	
	GRAND TOTAL				\$561,756.00	\$0.00	\$561,756.00	

Annual Statement/Performance and Evaluation Report

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

9/30/02 Based on Budget Rev.#1

Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF TOCCOA		Grant Type and Number Capital Fund Program Grant No: GA075000501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revision
	Original	Revised	Actual	Original	Revised	Actual	
GA 75-1	09/30/02		09/30/02	09/30/03	06/30/05		Max. time frame for expenditure of funds per LOCCS report of 9/30/2002.
GA 75-4	09/30/02		09/30/02	09/30/03	06/30/05		
GA 75-5	09/30/02		09/30/02	09/30/03	06/30/05		
GA 75-6	09/30/02		09/30/02	09/30/03	06/30/05		
GA 75-7	09/30/02		09/30/02	09/30/03	06/30/05		
GA 75-8	09/30/02		09/30/02	09/30/03	06/30/05		
PHA WIDE	09/30/02		09/30/02	09/30/03	06/30/05		

CAPITAL FUND PROGRAM TABLES START HERE

ga075r02

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of the City of Toccoa, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<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: 9/30/02 <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					
3	1408 Management Improvements	\$8,000.00		\$0.00	\$0.00	
4	1410 Administration	\$24,150.00		\$24,150.00	\$0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$27,703.00		\$27,703.00	\$0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$48,000.00		\$0.00	\$0.00	
10	1460 Dwelling Structures	\$357,606.00		\$0.00	\$0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$64,000.00		\$45,000.00	\$0.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$1,000.00		\$0.00	\$0.00	
18	1499 Development Activities	\$1,000.00		\$1,000.00	\$0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$531,459.00		\$97,853.00	\$0.00	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance	\$7,500.00		\$0.00	\$0.00	
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$29,000.00		\$0.00	\$0.00	
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)

9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Toccoa, GA		Grant Type and Number Capital Fund Program Grant No: GA06P07550102 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	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Staff Training.	1408	354 Units	\$3,000.00		\$0.00	\$0.00	No Progress
PHA-WIDE	Computer hardware & software.	1408	354 Units	\$5,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$8,000.00		\$0.00	\$0.00	
	<u>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	354 Units	\$24,150.00		\$24,150.00	\$0.00	Obligated
	SUBTOTAL			\$24,150.00		\$24,150.00	\$0.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	Fees & Costs	1430	354 Units	\$27,703.00		\$27,703.00	\$0.00	Contract Executed
	SUBTOTAL			\$27,703.00		\$27,703.00	\$0.00	
	<u>SITE IMPROVEMENTS</u>							
GA75-2	a. Rails, ramps, & landings @ HC units.	1450	30 Units	\$7,500.00		\$0.00	\$0.00	No Progress
GA75-2	b. New landscaping & site improvements.	1450	30 Units	\$28,500.00		\$0.00	\$0.00	No Progress
GA75-8	c. New rails at retaining walls.	1450	45 Units	\$7,000.00		\$0.00	\$0.00	No Progress
GA75-8	d. Security Lighting.	1450	45 Units	\$5,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$48,000.00		\$0.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
GA75-2	New exterior bldg. upgrades.	1460	30 Units	\$20,000.00		\$0.00	\$0.00	No Progress
GA75-6	Roofing, flashing & ridge vents.	1460	50 Units	\$90,000.00		\$0.00	\$0.00	No Progress
GA75-6	Refinish exterior handrails.	1460	50 Units	\$5,000.00		\$0.00	\$0.00	No Progress
GA75-6	Refinish cabinets, new countertops, sink, &	1460	50 Units	\$50,000.00		\$0.00	\$0.00	No Progress

Annual Statement/Performance and Evaluation Report

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

9/30/02

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Toccoa, GA		Grant Type and Number Capital Fund Program Grant No: GA06P07550102 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	
	range hood.							
GA75-6	Water Heaters (50%).	1460	25 Units	\$10,000.00		\$0.00	\$0.00	No Progress
GA75-6	Refrigerators.	1460	50 Units	\$21,500.00		\$0.00	\$0.00	No Progress
GA75-6	Ranges.	1460	50 Units	\$19,000.00		\$0.00	\$0.00	No Progress
GA75-6	Security Screen Doors.	1460	50 Units	\$24,000.00		\$0.00	\$0.00	No Progress
GA75-6	Additional Cable & TV outlets.	1460	50 Units	\$3,000.00		\$0.00	\$0.00	No Progress
GA75-6	Masonry Cleaning.	1460	50 Units	\$3,000.00		\$0.00	\$0.00	No Progress
GA75-7	Reconfigure 4 units at GA75-7A.	1460	4 Units	\$80,000.00		\$0.00	\$0.00	No Progress
GA75-7	Add 4 washer/dryer rooms at GA75-7A.	1460	4 Units	\$20,000.00		\$0.00	\$0.00	No Progress
GA75-8	Foundation Repairs	1460	Unknown	\$12,106.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$357,606.00		\$0.00	\$0.00	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-WIDE	New dump truck.	1475	1	\$60,000.00		\$45,000.00	\$0.00	Obligated
PHA-WIDE	Stackable washer/dryers.	1475		\$4,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$64,000.00		\$45,000.00	\$0.00	
	<u>RELOCATION COSTS</u>							
PHA-WIDE	Relocation costs.	1495		\$1,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$1,000.00		\$0.00	\$0.00	
PHA-WIDE	<u>DEVELOPMENT ACTIVITIES</u>		1499	\$1,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$1,000.00		\$0.00	\$0.00	
	GRAND TOTAL			\$531,459.00		\$97,853.00	\$0.00	

CAPITAL FUND PROGRAM TABLES START HERE

COMBINED CONSORTIUM

ga075s02

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Clarkesville, Cleveland, Cornelia, Homer and Toccoa, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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
1	Total non-CFP Funds				
2	1406 Operations	\$59,250.00			
3	1408 Management Improvements	\$30,150.00			
4	1410 Administration	\$26,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$59,800.00			
8	1440 Site Acquisition	\$25,000.00			
9	1450 Site Improvement	\$212,733.00			
10	1460 Dwelling Structures	\$715,098.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$11,500.00			
14	1485 Demolition	\$41,000.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,000.00			
18	1499 Development Activities	\$7,500.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,190,031.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$36,959.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$50,000.00			

NOTE: SEE INDIVIDUAL PHA'S FOR PARTS II AND III

PHA MANAGEMENT ORGANIZATIONAL CHART (ga075t02)

CONSORTIUM OF HOUSING AUTHORITIES
FOR THE CITIES OF
CLARKESVILLE, CLEVELAND, CORNELIA, HOMER and TOCCOA, GEORGIA

