

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 10/2003

HousingAuthority oftheCityof Cochran

Cochran,Georgia

ga077v01

**NOTE: THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Cochran

PHANumber: GA077

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

PHA Plan Contact Information:

Name: Keith Martin, Executive Director

Phone: 478934- 6374

TDD: NA

Email(if available): cochranhousing@netcommander.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered :

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

AnnualPHAPlan
FiscalYear20 03
 [24CFRPart903.7]

i. Table of Contents

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

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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment H: Deconcentration and Income Mixing	

ii. Executive Summary

[24CFR Part 903.79(r)]

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

This Section is left blank since it is optional.

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

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

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

Admissions and Continued Occupancy Policy:

- **Implementation of Community Service Requirements:**

The Housing Authority suspended enforcement of the 8-hour community service requirement for the fiscal year ending September 30, 2003 as required by the FY 2002 Appropriations Act. The Housing Authority reinstated enforcement of this provision of our Admissions and Continued Occupancy Policy in accordance with the HUD Notice PIH 2003-17 issued June 20, 2003. All residents have been notified of the reinstatement of the community service requirements.

- We have updated our Admissions and Continued Occupancy Policy to include the HUD required welfare assistance language and definition.
- We have revised Section 8.2© (1) of our Admission and Continued Occupancy Policy to include the following: "or a citizen of the Republic of the Marshall Islands, the Federated States of Micronesia, or the Republic of Palau. However, people in the last category are not entitled to housing assistance in preference to any United States citizen or national resident within Guam."

We have also taken the following discretionary actions.

- We have updated the Schedule of Charges to Tenants.
- Occupancy by police officer to provide security for public housing residents: The Housing Authority of the City of Cochran has provided a public housing unit to a Cochran police officer. The officer resides in our Pecan Grovedevelopment, 602 Palm Street, Apartment 18. The officer is provided housing and pays \$100 per month for rent plus the cost of utilities. The occupancy is needed to increase security for public housing residents.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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

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

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment A

(2) Capital Fund Program 5 Year Action Plan

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

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	

<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Relocation resources (select all that apply)</p> <p><input type="checkbox"/> Section 8 for units</p> <p><input type="checkbox"/> Public housing for units</p> <p><input type="checkbox"/> Preference for admission to other public housing or section 8</p> <p><input type="checkbox"/> Other housing for units (describe below)</p>
<p>8. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Actual or projected start date of relocation activities:</p> <p>c. Projected end date of activity:</p>

4. Voucher Homeownership Program -NA

[24CFR Part 903.79(k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

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

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

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

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

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

6. Other Information

[24CFR Part 903.79(r)]

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

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

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

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

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

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Georgia)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (lists such initiatives below)

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

Other: (list below)

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

Promote the overall goal of drug-free, safe, decent, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents by:

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

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

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

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

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

3. PHA Requests for support from the Consolidated Plan Agency

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

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

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

Executive Summary

The Consolidated Plan Executive Summary reports that the housing and community development

needs of Georgians are:

- ❑ Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ❑ 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ❑ 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low -income households.
- ❑ 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low -income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- ❑ Insufficient income is the single largest barrier to affordable housing.
- ❑ Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead -based paint. Some 127,000 low and moderate income households are at high -risk of exposure to lead -based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

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

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

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

Direct Benefit Priorities:

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

conditions.

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

Strategic Plan Five -Year Objectives

- The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
 - Rehabilitate or construct 5,505 affordable rental units
 - Provide rental assistance for 44,700 households
 - Assist 6,750 households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.
 - Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
 - Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

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

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

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

Action Plan

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

Part VI. Action Plan

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

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

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPE I (Public Housing Home ownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

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

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

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

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

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

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

Priority: To increase the number of Georgia's low and moderate income households who

have achieved and are maintaining home ownership in housing free of overcrowded and structurally substandard conditions.

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

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

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

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

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

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

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	42,719			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	107,445			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non-dwelling Structures	5,148			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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 Cochran	Grant Type and Number Capital Fund Program Grant No: GA06P07750103 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
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20)	206,812			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PH Name: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	Lump Sum					
	Public Housing Operations			42,719				
	Subtotal Acct 1406			42,719				
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					
	A&E fees; reimbursable costs			11,500				
	Subtotal Acct 1430			11,500				
	<u>Site Improvements</u>		Lump Sum					
GA077-5	Project street repairs	1450		40,000				
	Subtotal Acct 1450			40,000				
	<u>Dwelling Structures</u>	1460						
GA077-1	Bath wall repair & RFP board walls and wood base		33 units	34,980				
GA077-1	Bath accessory up-grade and replace wood rail		33 units	14,850				
GA077-1	Replace bath light fixtures		33 units	4,719				

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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA077-2	Bath wall repair & RFP board walls and wood base		32 units	33,920				
	Bath accessory up - grade and replace wood rail		32 units	14,400				
	Replace bath light fixtures		32 units	4,576				
	Subtotal Acct 1460			107,445				
	<u>Non Dwelling Structures</u>	1470						
GA077-1	Replace maintenance building frames, doors, & screen doors		2 doors	2,574				
GA077-2	Replace maintenance building frames, doors, & screen doors		2 doors	2,574				
	Subtotal Acct 1470			5,148				
	Grand Total			206,812				

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

PHA Name: Housing Authority of the City of Cochran	Grant Type and Number Capital Fund Program No: GA06P07750103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA077-1	09/30/05			09/30/07			
GA077-2	09/30/05			09/30/07			
GA077-5	09/30/05			09/30/07			
HA Wide	09/30/05			09/30/07			

**AttachmentB
CapitalFundProgramFive -YearActionPlan**

PartI:Summary

PHAName:HousingAuthority oftheCityofCochran		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionN o:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:200 4 PHAFY:10/01/0 4 -09/30/05	WorkStatementforYear3 FFYGrant:200 5 PHAFY:10/01/0 5 -09/30/06	WorkStatementfor Year4 FFYGrant:200 6 PHAFY :10/01/0 6 - 09/30/07	WorkStatementfor Year5 FFYGrant:200 7 PHAFY:10/01/0 7 - 09/30/08
	Annual Statement				
GA077-1		0	160,291	20,000	67,056
GA077-2		150,343	0	20,000	65,024
GA077-5		0	0	110,600	0
HAWide		56,469	46,512	56,212	74,732
CFPFundsListed for5 -yearplanning		206,812	206,812	206,812	206,812
Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear: <u> 2 </u> FFYGrant:200 4 PHAFY:10/01/0 4 -9/30/0 5			ActivitiesforYear: <u> 3 </u> FFYGrant:200 5 PHAFY:10/01/0 5 -9/30/0 6		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See		<u>Operations</u> <u>(1406)</u>			<u>Operations</u> <u>(1406)</u>	
Annual	HAWide	PublicHousing OperatingExpenses	44,969	HAWide	PublicHousing OperatingExpenses	35,021
Statement		<u>FeesandCosts</u> <u>(1430)</u>			<u>FeesandCosts</u> <u>(1430)</u>	
	HAWide	A&Efees; reimbursablecosts	11,500	HAWide	A&Efees; reimbursablecosts	11,500
		SubtotalHAWide	56,469		SubtotalHAWide	46,521
		<u>Dwelling Structures</u> <u>(1460)</u>			<u>Dwelling Structures</u> <u>(1460)</u>	
	GA077-2 (32units)	Kitchencabinet& exhausthoodup grade(32units)	70,400	GA077-1 (33units)	Kitchencabinet& exhausthoodup grade(32units)	72,600
	GA077-2 (32units)	ReplaceVCT flooringandbase	38,400	GA077-1 (33units)	ReplaceVCT flooringandbase	39,600
	GA077-2 (16units)	Replacestairtreads, risers,&stringers	9,840	GA077-1 (22units)	Replacestairtreads, risers,&stringers	13,530
	GA077-2 (16units)	Retrofitexisting stairrailing	5,888	GA077-1 (22units)	Retrofitexisting stairrailing	8,096

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u>4</u> FFYGrant:200 6 PHAFY:10/01/0 6 –9/30/0 7			ActivitiesforYear: <u>5</u> FFYGrant:200 7 PHAFY:10/01/0 7 –9/30/0 8		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	<u>Operations</u> (1406)			<u>Operations</u> (1406)	
HAWide	PublicHousing OperatingExpenses	44,712	HAWide	PublicHousing OperatingExpenses	43,232
	<u>FeesandCosts</u> (1430)			<u>FeesandCosts</u> (1430)	
HAWide	A&Efees; reimbursablecosts	11,500	HAWide	A&Efees; reimbursablecosts	11,500
	SubtotalHAWide	56,212		<u>SiteImprovements</u> (1450)	
			HAWide LumpSum	Projectstreetrepair	20,000
	<u>SiteImprovements</u> (1450)			SubtotalHAWide	74,732
GA077-1 LumpSum	Projectstreetrepair	20,000			
	SubtotalGA077 -1	20,000		<u>DwellingStructures</u> (1460)	
			GA077-1 33units	Installwatersupply &wastebackflow preventors	16,896
	<u>SiteImprovements</u> (1450)		GA077-1 33units	Replaceinterior doors&hardware salvageframes	50,160

GA077-2 LumpSum	Projectstreetrepair	20,000		SubtotalGA077 -1	67,056
	SubtotalGA077 -2	20,000			
				<u>DwellingStructures</u> <u>(1460)</u>	
	<u>Dwelling Structures</u> <u>(1460)</u>		GA077-2 32units	Installwatersupply &wastebackflow preventors	16,384
GA077-5 (50units)	Replaceexterior securityscreen doors	23,000	GA077-2 32units	Replacein terior doors&hardware salvageframes	48,640
GA077-5 (50units)	Replaceexterior doors,frames& hardware	87,600			
	SubtotalGA077 -2			SubtotalGA077 -2	65,024
	SubtotalGA077 -5	110,600			
TotalCFPEstimatedCost		206,812			206,812

Attachment C

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,683		1,607.58	1,607.58
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	199,129		0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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 Cochran	Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	206,812		1,607.58	1,607.58
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA077-2	<u>Dwelling Structures</u>	1460						Planning
	Replace interior doors and hardware; salvage frames		256 doors	40,960		0	0	
GA077-2	Kitchen cabinet upgrades		32 units	69,156		0	0	
GA077-2	Replace VCT flooring and base		32 units	38,400		0	0	
GA077-2	Replace stair treads, risers and stringers		16 units	6,960		0	0	
GA077-2	Stair railing replacement		16 units	12,288		0	0	
GA077-2	Paint and caulk interior		32 units	17,600		0	0	
GA077-5	Upgrade smoke detection system		50 units	13,765		0	0	
GA077-2	Access door to attic		17 units	5,015		0	0	
	Subtotal Acct 1460			199,129		0	0	
HA Wide	<u>Fees and Costs</u>	1430						Contract
	A&E fees; reimbursable costs			7,683		1,607.58	1,607.58	
	Subtotal Acct 1430			7,683		1,607.58	1,607.58	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cochran			Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Grand Total			206,812		1,607.58	1,607.58	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Housing Authority of the City of Cochran			Grant Type and Number Capital Fund Program No: GA06P07750102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA077-2	09/30/04			09/30/05	09/30/06		Per HUD Instructions
GA077-5	09/30/04			09/30/05	09/30/06		
HA Wide	09/30/04			09/30/05	09/30/06		

AttachmentD

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	8,236		8,236	8,236
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,500		19,500	19,500
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,000		195,000	190,613.10
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20) –	222,736		222,736	218,349.10
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA077-5	<u>Dwelling Structures</u>	1460	50 units					97.8%
	Upgrade Furnaces and add A/C			195,000		195,000	190,613.10	
	Including electrical upgrades							
	Subtotal Acct 1460			195,000		195,000	190,613.10	
GA077-5	<u>Fees and Costs</u>	1430						100%
	A&E Fees			13,650		13,650	13,650.00	
	Reimbursable Costs			5,850		5,850	5,850.00	
	Subtotal Acct 1430			19,500		19,500	19,500.00	
HA Wide	<u>Operations</u>							100%
	Operations	1406		8,236		8,236	8,236	
	Subtotal Acct 1406			8,236		8,236	8,236	
	Grand Total			222,736		222,736	218,349.10	

AttachmentE

HousingAuthorityoftheCityofCochran

AnnualPlan

FiscalYear10/01/2003 –09/30/2004

SupportingDocumentsAvailableforReview

PHAsaretoindicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable & OnDisplay”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicableto theprogramactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	RelatedPlan Component
X	PHAPlanCertificationsofCompliancewiththePHA PlansandRelatedRegulations	5YearandAnnual Plans
NA	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan(notrequiredforthisupdate)	5YearandAnnual Plans
X	FairHousingDocumentationSupportingFairHousing Certifications:RecordsreflectingthatthePHAhas examineditsprogramsorproposedprograms,identified anyimpedimentstofairhousingchoiceinthoseprograms, addressedorisaddressing thoseimpedimentsina reasonablefashioninviewoftheresourcesavailable,and workedorisworkingwithlocaljurisdictionstoimplement anyofthejurisdictions’initiativestoaffirmativelyfurther fairhousingthatrequirethePHA’sinvolvement.	5YearandAnnual Plans
X	HousingNeedsStatementoftheConsolidatedPlanforthe jurisdiction/sinwhichthePHAislocatedandany additionalbackupdatatosupportstatementofhousing needsinthejurisdiction	AnnualPlan: HousingNeeds
X	Mostrecent board -approvedoperatingbudgetforthe publichousingprogram	AnnualPlan: FinancialResources
X	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O/ACOP),whichincludestheTenantSelection andAssignmentPlan[TSAP]	AnnualPlan: Eligibility, Selection,and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy using	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/ Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration and In come Mixing Documentation Voluntary Conversions Documentation Police Officer in Public Housing	(specify as needed) ACOP/Annual Plan Annual Plan ACOP/Annual Plan Annual Plan (2002) Annual Plan

Attachment F

Housing Authority of the City of Cochran

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Required Attachment: Resident Member on the PHA Governing Board

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

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

Jerry Giddens

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

- Elected
 Appointed

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

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

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

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

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

Mayor Charles Killebrew

Attachment G

Housing Authority of the City of Cochran

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Required Attachment: Membership of the Resident Advisory Board or Boards

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

Frances Rouse

Grace Pope

Ruby Pope

Elise Spires

Robert Pritchett

Mary Sheffield

Halima Brown

Sue Ellis

Molly Crocker

AttachmentH

HousingAuthorityoftheCityofCochran

AnnualPlan

FiscalYear10/01/2003 –09/30/2004

Component3,(6)DeconcentrationandIncomeMixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family) publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissectionis complete.Ifyes,continuetotheneftquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveo r below85%to115%oftheaverageincomesofallsuchdevelopments?If no,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

DeconcentrationPolicyforCoveredDevelopments			
Development Name:	Number ofUnits *	Explanation(ifany) [seestep4at §903.2(c)(1)(iv)]	Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c)(1)(v)]
GA077 -2	32	**SeeBelow	N/A

*TotalUnits

**CurrentHUDregulationsstatethatcovereddevelopmentsathaveanaverageannu alincomelessthan30%of theAreaMedianIncomeareexemptfromDeconcentrationandIncomeMixingrequirements.Allofthepublic housingdevelopmentscurrentlyhaveatotalannualaverageincomelessthan30%ofthecurrentAreaMedian Incomeof\$40,50 0.