

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

**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: McDonough Housing Authority

PHA Number: GA-182

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

PHA Plan Contact Information:

Name: Candance Stoner

Phone: (770) 957-4494

TDD:

Email : McDonHA@bellsouth.net

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

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

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 file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan. The McDonough Housing Authority provided public notification of the update development of our Agency Plan, and solicited public input and review. Our Agency Plan has been the result of input from the Board of Commissioners, Resident Advisory board, local officials and individual residents. The major points of this plan are to devise a method to address the need for additional affordable housing in the city, while promoting security, economic opportunities for residents and other low income individuals in the surrounding neighborhood. The resultant thrust of these plans lends itself toward (1) maintenance of local preference for working families (2) upgrades of units for curb appeal and (3) aggressively utilizing a homeownership program to provide additional resources to promote additional affordable housing in the area through collaborative efforts of the City, local financial institutions, developers, the Georgia Department of Community Affairs, HUD and other community partners. The Annual Plan (duly adopted by the Board of Commissioners) addresses improvements to units and on-site improvements to increase the McDonough Housing Authority's ability to attract the targeted population to meet our deconcentration effort. The plan also provides for implementation of a resident homeownership program, which will provide a clearer focus for continuing strategy development.

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.

No policies or programs have changed. However, there will be concentrated comprehensive renovation of units in GA-182-1B and GA-182-2B.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (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? \$ 204,191

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (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)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs 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? N/A
- 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 a part of this template as page 10 of the table library.

6. Other Information

[24 CFR Part 903.7 9 (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 (File name)
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment ____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.

Other: (list below)

Resident comments were supportive and inclusive of the Plan. Therefore, no need to alter plan.

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: Metro Atlanta/City McDonough

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

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

Other: (list below)

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)

[1] The State of Georgia Department of Community Affairs has certified compliance with the State Consolidated Plan in the three following areas: (a) increase availability of affordable housing; (b) increase low to moderate income homeownership opportunities; (c) increase access to supportive services. [2] Department of Community Affairs has committed to assist in obtaining reduced mortgages with financial institutions.

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.

Substantial deviation or significant amendments are defined as major changes in the plans or policies of the McDonough Housing Authority. Any items not included in the five year plan not supporting maintenance, renovations and affordable homeownership, or any item that substantially redirects financial resources in that significantly affect the mission, goals and objectives. Items brought forward in the capitalization plan but within stated work categories will not be considered a substantial deviation. Major policy change or change in Five Year Plan Strategy will be considered a substantial deviation and will require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

A. Substantial Deviation from the 5-year Plan: No deviations were made.

B. Significant Amendment or Modification to the Annual Plan: No amendments/modifications were made.

Attachment A
Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" 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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

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

Annual Statement/Performance and Evaluation Report ATTACHMENT B					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250103 Capital Fund Program 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	\$35,000			
3	1408 Management Improvements				
4	1410 Administration	\$14,700			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$74,500			
10	1460 Dwelling Structures	\$25,000			
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	\$29,991			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	\$10,000			
20	Amount of Annual Grant: (sum of lines 2-19)	\$204,191			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report ATTACHMENT B Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: McDonough Housing Authority	Grant Type and Number Capital Fund Program: GAO6P18250103 Capital Fund Program 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
24	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program #: GA06P18250103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA-Wide	12/03			12/03			
2. PHA-Wide	12/03			12/04			
3. PHA-Wide	12/03			12/04			
4. GA-182-3B	12/03			12/04			
5. GA-182-3B	12/03			12/04			
6. GA-182-3B	12/03			12/04			
7. GA-182-3B	12/03			12/04			
8. GA-182-3B	12/03			12/04			
9. PHA-Wide	12/03			12/03			
10. PHA-Wide	12/03			12/04			
11. PHA-Wide	12/03			12/04			

Capital Fund Program Five-Year Action Plan Attachment C

Part I: Summary

PHA Name <i>McDonough Housing Authority</i>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
<i>GA-182-1B-2B/ Lewis Street</i>		<i>\$51,086</i>			
<i>GA-182-3B/ Church Circle</i>			<i>\$59,858</i>	<i>\$115,758</i>	<i>\$115,758</i>
<i>GA182-1A,2A,3A/ Hooten Street</i>		<i>\$64,672</i>	<i>\$55,900</i>		
<i>GA182/ PHA-wide</i>		<i>\$88,433</i>	<i>\$88,433</i>	<i>\$88,433</i>	<i>\$88,433</i>
CFP Funds Listed for 5-year planning		<i>\$204,191</i>	<i>\$204,191</i>	<i>\$204,191</i>	<i>\$204,191</i>
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>GA-182-1B-2B/ Lewis Street</i>	<i>Renovations including installation of carpet and tile; repair and replacement of cabinet tops, commodes, sinks, windows and doors, retro-fitting of ceilings where necessary and painting kitchen cabinets.</i>	<i>\$50,086</i>			
		<i>Relocate 5 households</i>	<i>\$1,000</i>			
Annual				<i>GA-182-3B/ Church Circle</i>	<i>Install City supplied water meters and cleanouts</i>	<i>\$59,858</i>
	<i>Subtotal</i>		<i>\$51,086</i>			
Statement	<i>GA182-1A,2A,3A/ Hooten Street</i>	<i>Install Central Air in 15 units</i>	<i>\$64,672</i>	<i>GA182-1A,2A,3A/ Hooten Street</i>	<i>Install Central Air in 13 units</i>	<i>\$55,900</i>
	<i>GA182/ PHA-wide</i>	<i>General Operation Support; Cost for Administration; Architects & Engineers, Consultants, Surveyors and Legal Services, Appraisers; Contingency for Emergency Repairs</i>	<i>\$88,433</i>	<i>GA182/ PHA-wide</i>	<i>General Operation Support; Cost for Administration; Architects & Engineers, Consultants, Surveyors and Legal Services, Appraisers; Contingency for Emergency Repairs</i>	<i>\$88,433</i>
		Total CFP Estimated Cost	\$204,191			\$204,191

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>GA-182-3B/ Church Circle</i>	<i>Install Central Air in 34 units</i>	\$115,758	<i>GA-182-3B/ Church Circle</i>	<i>Install Central Air in 17 units</i>	\$57,800
				<i>Comprehensive renovations including installation of carpet and tile; repair and replacement of cabinet tops, commodes, sinks, windows and doors; retrofitting of ceilings where necessary and painting kitchen cabinets.</i>	\$57,958
			<i>Subtotal</i>		\$115,758
<i>GA182/ PHA-wide</i>	<i>General Operation Support; Cost for Administration; Architects & Engineers, Consultants, Surveyors and Legal Services, Appraisers; Contingency for Emergency Repairs</i>	\$88,433	<i>GA182/ PHA-wide</i>	<i>General Operation Support; Cost for Administration; Architects & Engineers, Consultants, Surveyors and Legal Services, Appraisers; Contingency for Emergency Repairs</i>	\$88,433
	Total CFP Estimated Cost	\$204,191			\$204,191

Annual Statement/Performance and Evaluation Report Attachment D					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<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: 6/30/02		<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	\$35,000	\$35,000	\$35,000	\$35,000
3	1408 Management Improvements				
4	1410 Administration	\$15,000	3,337.32	3,337.32	3,337.32
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	28,370	28,370	28,370	28,370
8	1440 Site Acquisition				
9	1450 Site Improvement	46,740	41,175.32	41,175.32	41,175.32
10	1460 Dwelling Structures	77,982	95,209.36	95,209.36	95,209.36
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	8,000	8,000	8,000	8,000
20	Amount of Annual Grant: (sum of lines 2-19)	211,092	211,092	211,092	211,092
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report Attachment D				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000
<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: 6/30/02		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
23	Amount of line 20 Related to Security			
	Amount of line 20 Related to Section 504 compliance			
	Amount of line 20 Related to Security – Soft Costs			
	Amount of line 20 related to security – Hard Costs			
	Amount of line 20 related to Energy Conservation Measures			
	Collateralization Expenses of Delta Service			

Attachment D

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program #: GA06P18250100 Capital Fund Program Replacement Housing Factor #:						Federal FY of Grant: 2000	
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	
				Orig.	Actual	Oblig.	Expended		
PHA-Wide	General Operations Support	1406	1 yr	35,000	35,000	35,000	35,000	Completed	
PHA-Wide	Cost of Administration	1410	1 yr	15,000	3,337.32	3,337.32	3,337.32	Completed	
PHA-Wide	Legal Survey Fees	1430	1 yr	28,370	28,370	28,370	28,370	Completed	
GA182-1B	Landscaping, Shrubbery, Installation of water Meters, New Project Signage	1450		46,740	41,175.32	41,175.32	41,175.32	Completed	
GA182-1B	Completely Renovate & modernize	1460	10 units	77,982	95,209.36	95,209.36	95,209.36	Completed	
GA182-1B	Contingence	1502	1 yr	8,000	8,000	8,000	8,000	Completed	

Attachment D

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program #: GA06P18250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA-182-1A	3/01	Deleted			Deleted		Funds redirected to put fire retardant for firewalls in ceiling between units to comply with local housing code for homeownership of duplex units.
GA-182-1B	6/01				6/30/03		
GA-182-2A		Deleted			Deleted		
GA-182-2B	6/01	Deleted		12/01	Deleted		
GA-182-3A	3/01	Deleted		12/01	Deleted		
GA-182-3B	6/01	Deleted		12/01	Deleted		
PHA-Wide	3/01			12/01	9/30/02		

Attachment E Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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	35,000	\$35,000	\$35,000	35,000
3	1408 Management Improvements				
4	1410 Administration	15,000	1,488.16	1,488.16	1,488.16
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	35,000	35,000	35,000	18,078.49
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000	19,065.14	12,481.69	12,481.69
10	1460 Dwelling Structures	103,092	109,563.75	103,092	103,092
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	3,000	3,000	1,000	1,000
18	1498 Mod Used for Development				
19	1502 Contingency	11,433	11,407.95	11,407.95	11,407.95
20	Amount of Annual Grant: (sum of lines 2-19)	214,525	214,525	199,469.80	182,548.29
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Attachment E				
Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250101 Capital Fund Program 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: 6/30/02		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
23	Amount of line 20 Related to Security-soft costs			
	Amount of line 20 Related to Security-hard costs			
	Amount of line 20 Related to conservation measures			
	Collateralization Expenses of debt services			

Attachment E Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program #: GA06P18250101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA-182-1B #1	9/30/03			9/30/04			
GA-182-1B #2	9/30/03			9/30/04			
GA-182-1B #3	9/30/03			9/30/04			
PHA-Wide #1	9/30/03			9/30/04			
PHA-Wide #2	9/30/03			9/30/04			
PHA-Wide #3	9/30/03			9/30/04			
PHA-Wide #4	9/30/03			9/30/04			

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

PHA Name: McDonough Housing Authority	Grant Type and Number Capital Fund Program: GAO6P18250102 Capital Fund Program 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: 6/30/02 **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	\$35,000			
3	1408 Management Improvements				
4	1410 Administration	\$14,700			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,000			
10	1460 Dwelling Structures	\$108,156			
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	\$1,000			
18	1498 Mod Used for Development				
19	1502 Contingency	\$16,335			
20	Amount of Annual Grant: (sum of lines 2-19)	\$204,191			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report ATTACHMENT F Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program: GAO6P18250102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 20 Related to Security				
24	Amount of line 20 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: McDonough Housing Authority			Grant Type and Number Capital Fund Program #: GA06P18250102 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-182-1B&2B	Comprehensive Renovations to Units	1460	9	\$68,825				
GA-182-1B&2B	Install Central Air	1460	9	\$39,331				
GA-182-1B&2B	Landscape & Shrubbery Planting	1450	8000 sq ft.	\$ 4,000				
GA-182-1B&2B	Relocation costs	1495.1	9	\$1,000				
PHA-Wide	Funds to support Operations	1406	1 yr	\$ 35,000		\$35,000		
PHA-Wide	Funds to support Administration(Clerk of the Works)	1410	1 yr.	\$ 14,700				
PHA-Wide	Legal, Consulting, Surveyors and Appraiser Fees	1430	1 yr.	\$ 25,000				
PHA-Wide	Contingency Reserve	1502	1 yr.	\$ 16,335				
			TOTAL	\$ 204,191				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program #: GA06P18250102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA-182-1B #1	12/31/02			9/30/03			
GA-182-1B #2	12/31/02			9/30/03			
GA-182-1B #3	12/31/02			9/30/03			
PHA-Wide #1	12/31/02			9/30/03			
PHA-Wide #2	12/31/02			9/30/03			
PHA-Wide #3	12/31/02			9/30/03			
PHA-Wide #4	12/31/02			9/30/03			

Required Attachment G: 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:

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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

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

B. Date of next term expiration of a governing board member: 1-18-03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Richard Craig appoints all members of the governing board.

Required Attachment H: Membership of the Resident Advisory Board or Boards

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

Candance J. Stoner, President
Shamika Moseley, R. A. Member
Benita Bramlett, R. A. Member
Eugenia Smalls, R.A. Member
Louise Harkness, R.A. Member
Angelita Harris, R.A. Member

Attachment I

Resident Comments (Annual Update Meeting 9/27/02)

1. “We certainly need some work done on the grounds at Church Circle. I have been sweeping the dirt in my yard and down the sidewalk to try and keep my area looking neat and clean”.
2. “We won’t ever have any grass down because cars are parked in yards and some people drive from the park across to Church Circle Drive”.
3. “The number of cars parked by people who don’t live in the development causes me to park several houses down from my unit and I have to walk back to my house. Something needs to be done about parking”.
4. “We have problems with litter and trash being thrown out by people that do not live in the development”.
5. “Residents have to take a more active role in controlling their immediate surroundings”.
6. “I would put my own grass and shrubbery in if I was permitted. If the Authority gets sod and shrubbery, could I put grass and shrubbery in my yard?”
7. “We like the fact that this Work Plan has work items that may offer an opportunity for residents to be employed. There are still some of us that want to and not just long enough to go get drugs”.
8. “Self-Sufficiency and resident training is needed. Something needs to be done to get residents jobs, it’s ‘tough’ out there”.

9. “We need to look at options to limit the number of people who are not supposed to live in the development; they cause problems”.
10. “When will we get central air? We need to get central air as soon as these outside work items are completed”.

Summary:

The residents at the meeting were supportive of the Annual Update Plan. They raised questions regarding the amount of outside vehicle traffic in the development and the number of people who are in the development that do not belong there. One resident expressed fear in approaching outsiders about moving their vehicles from their unit space. The residents also seemed pleased that this Annual Plan provided for jobs for residents and resident self-sufficiency programs.

Attachment J

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

Note: McDonough Housing Authority currently has only Church Circle family development. Lewis Street currently is vacant being converted to resident ownership under 5-H affordable Homeownership plan program.

