

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2004
Five-Year Plan: 2000-2004

McDonough Housing Authority

**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: GA182

PHA Fiscal Year Beginning: 01/2004

PHA Plan Contact Information:

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Phone: (770)957-4494

TDD:

Email (if available): 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 2004

[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

This document represents the McDonough Housing Authority's FY2004 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

The Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, planned Capital Fund Program expenditures for FFY2004-2008 and a Performance and Evaluation Report on the FFY2003 and FFY2002 Capital Fund Program expenditures. A complete listing of the information provided in the Agency Plan Annual Update is provided on the previous page in the Table of Contents.

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.

The Authority is revising the FY2002 and FY2003 Capital Fund Program Grants to include the installation of air conditioning in all developments. The budget revisions are included as attachments to the Agency Plan Annual Update.

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? \$158,530

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 ga182a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga182a01.

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? \$ _____

- 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

[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)

B. Statement of Consistency with the Consolidated Plan

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

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

The State of Georgia Consolidated Plan supports the McDonough Housing Authority's Agency Plan with the following Strategic Plan Priority:

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.

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 is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$20,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	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
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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
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)

Attachment B

Resident Member on the PHA Governing Board

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

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:

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

Attachment C

Membership of the Resident Advisory Board or Boards

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

Attachment D

Statement of Progress Relating to the Five-Year Plan

The Authority is under the leadership of a new Executive Director and has decided to review the current Goals and Objectives. During this review the Executive Director has decided to revise the Goals and Objectives to better reflect the direction of the Authority. The following list contains the new Goals and Objectives.

Goal: Improve the quality of assisted housing.

- Objectives:**
- 1) Improve the Public Housing Assessment System (PHAS) score.
 - 2) Increase customer satisfaction.
 - 3) Renovate or modernize public housing units.

Goal: Provide an improved living environment.

- Objective:**
- 1) Implement public housing security improvements.

Goal: Promote self-sufficiency and asset development of assisted households.

- Objective:**
- 1) Provide or attract supportive services to improve employability of public housing residents.

Attachment E

Deconcentration Analysis

The McDonough Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
Hooten Street	\$9,748	\$10,277	94.9%
Lewis Street	\$9,741	\$10,277	94.8%
Church Circle	\$10,861	\$10,277	105.7%

The Housing Authority used streets to classify developments because Lewis Street has two different development numbers. Since these developments are contiguous, it makes more sense to separate the developments by street. The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority is compliant with the Deconcentration Rule in all developments

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment F

Resident Assessment and Satisfaction Survey

Overview

The McDonough Housing Authority received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	73.0%
Communication	62.7%
Safety	74.1%
Services	82.6%
Neighborhood Appearance	60.1%

The Authority must address all Sections of the Survey that fell below 75% with a Follow-Up Plan. The Follow-Up Plan is stated below.

Maintenance and Repair

All new residents will be educated on the proper procedure for requesting repairs.

Training needs for all Maintenance employees will be assessed. Training will be provided to each employee based on needs.

Employees will receive customer relations training to learn how to work with residents about maintenance issues.

Communication

Authority management will strive to provide all residents with information about maintenance and repair.

PHA management will strive to be responsive to resident's questions and concerns. This includes addressing them in a timely manner.

The Executive Director will conduct regularly scheduled Resident Advisory Board meetings in which all pertinent issues affecting residents will be discussed.

(Continued on next page)

Safety

PHA management will look into developing a crime prevention program which will be available to residents. The achievement of this will depend greatly on the residents becoming involved.

Neighborhood Appearance

A portion of the Capital Fund Program will be used in the upcoming years to provide site improvements at all developments. This includes parking lot improvements, tree trimming, landscaping and drainage control.

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

PHA Name: McDonough Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P18250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$15,000.00			
3	1408 Management Improvements				
4	1410 Administration	\$15,100.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,400.00			
10	1460 Dwelling Structures	\$65,530.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$32,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$158,530.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$15,000.00				
	Subtotal 1406			\$15,000.00				
	<u>Administration</u>							
PHA-Wide	Clerk of the Works	1410	LS	\$15,100.00				
	Subtotal 1410			\$15,100.00				
	<u>Fees and Costs</u>							
PHA-Wide	Consulting Fees	1430	LS	\$10,000.00				
	Subtotal 1430			\$10,000.00				
	<u>Site Improvements</u>							
GA182-001A	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	5 bldgs.	\$1,000.00				
GA182-002	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	11 bldgs.	\$4,400.00				
GA182-002A	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	1 bldg.	\$1,500.00				
GA182-003A	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	1 bldg.	\$1,500.00				

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Site Improvements (Cont.)</u>							
GA182-003B	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	24 bldgs.	\$12,000.00				
	Subtotal 1450			\$20,400.00				
	<u>Dwelling Structures</u>							
GA182-003B	Install air conditioning and new forced air furnace using existing ductwork (Phase 1)	1460	19 units	\$65,530.00				
	Subtotal 1460			\$65,530.00				
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Purchase lawn mower	1475	1	\$7,500.00				
PHA-Wide	Purchase vehicle for Executive Director	1475	1	\$25,000.00				
	Subtotal 1475			\$32,500.00				
	Capital Fund Program Grant Total			\$158,530.00				

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program No: GA06P13250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/06			6/30/08			
GA182-003B	6/30/06			6/30/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: McDonough Housing Authority		<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: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
PHA-Wide	Annual Statement	\$31,030.00	\$35,130.00	\$31,938.00	\$28,202.00
GA182-001A		\$13,000.00	\$0.00	\$49,192.00	\$0.00
GA182-001B		\$0.00	\$46,800.00	\$35,000.00	\$130,328.00
GA182-002		\$0.00	\$28,600.00	\$0.00	\$0.00
GA182-002A		\$0.00	\$0.00	\$14,000.00	\$0.00
GA182-003A		\$0.00	\$0.00	\$14,000.00	\$0.00
GA182-003B		\$114,500.00	\$48,000.00	\$14,400.00	\$0.00
CFP Funds Listed for 5-year planning		\$158,530.00	\$158,530.00	\$158,530.00	\$158,530.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Operations - 1406</u>			<u>Operations - 1406</u>	
See	PHA-Wide	Operations	\$11,030.00	PHA-Wide	Operations	\$15,130.00
Annual		Subtotal 1406	\$11,030.00		Subtotal 1406	\$15,130.00
Statement						
		<u>Administration - 1408</u>			<u>Administration - 1408</u>	
	PHA-Wide	Clerk of the Works	\$10,000.00	PHA-Wide	Clerk of the Works	\$10,000.00
		Subtotal 1410	\$10,000.00		Subtotal 1410	\$10,000.00
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
	PHA-Wide	Consulting Fees	\$10,000.00	PHA-Wide	Consulting Fees	\$10,000.00
		Subtotal 1430	\$10,000.00		Subtotal 1430	\$10,000.00
		<u>Dwelling Structures - 1460</u>			<u>Dwelling Structures - 1460</u>	
	GA182-001A	Replace shingles with 30 year architectural shingles (5 Bldgs.)	\$10,000.00	GA182-001B	Replace shingles with 30 year architectural shingles (18 Bldgs.)	\$36,000.00
	GA182-001A	Increase attic insulation to R-30 (5 Bldgs.)	\$3,000.00	GA182-001B	Increase attic insulation to R-30 (18 Bldgs.)	\$10,800.00
	GA182-003B	Install air conditioning and new forced air furnace using existing ductwork (Phase 2)	\$112,000.00	GA182-002	Replace shingles with 30 year architectural shingles (11 Bldgs.)	\$22,000.00
		Subtotal 1460	\$125,000.00	GA182-002	Increase attic insulation to R-30 (11 Bldgs.)	\$6,600.00
				GA182-003B	Replace shingles with 30 year architectural shingles (24 Bldgs.)	\$48,000.00
		<u>Tenant Relocation - 1495.1</u>			Subtotal 1460	\$123,400.00
	GA182-003B	Tenant relocation due to modernization	\$2,500.00			
		Subtotal 1460	\$2,500.00			
		Total CFP Estimated Cost	\$158,530.00			\$158,530.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Operations - 1406</u>			<u>Operations - 1406</u>	
See	PHA-Wide	Operations	\$11,938.00	PHA-Wide	Operations	\$8,202.00
Annual		Subtotal 1406	\$11,938.00		Subtotal 1406	\$8,202.00
Statement						
		<u>Administration - 1408</u>			<u>Administration - 1408</u>	
	PHA-Wide	Clerk of the Works	\$10,000.00	PHA-Wide	Clerk of the Works	\$10,000.00
		Subtotal 1410	\$10,000.00		Subtotal 1410	\$10,000.00
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
	PHA-Wide	Consulting Fees	\$10,000.00	PHA-Wide	Consulting Fees	\$10,000.00
		Subtotal 1430	\$10,000.00		Subtotal 1430	\$10,000.00
		<u>Dwelling Structures - 1460</u>			<u>Dwelling Structures - 1460</u>	
	GA182-001A	Replace single pane windows with double pane windows	\$26,432.00	GA182-001B	Replace single pane windows with double pane windows (Phase 2)	\$53,736.00
	GA182-001A	Install security screens on windows	\$12,488.00	GA182-001B	Install security screens on windows	\$41,924.00
	GA182-001A	Replace wood exterior doors with metal insulated doors	\$6,592.00	GA182-001B	Replace wood exterior doors with metal insulated doors	\$22,248.00
	GA182-001A	Install heavy duty security screen doors	\$3,680.00	GA182-001B	Install heavy duty security screen doors	\$12,420.00
	GA182-002A	Replace shingles with 30 year architectural shingles (1 Bldg.)	\$10,000.00		Subtotal 1460	\$130,328.00
	GA182-002A	Increase attic insulation to R-30 (1 Bldg.)	\$4,000.00			
		(Continued on next page)				
		Total CFP Estimated Cost	See next page			\$158,530.00

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

PHA Name: McDonough Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P18250103 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: 1)
 Performance and Evaluation Report for Period Ending: 6/30/03
 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	\$35,000.00	\$15,830.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$30,000.00		
4	1410 Administration	\$14,700.00	\$10,000.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000.00	\$10,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$74,500.00	\$35,200.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$25,000.00	\$45,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$0.00	\$10,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$29,991.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$2,500.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$10,000.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$204,191.00	\$158,530.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P18250103 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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$35,000.00	\$15,830.00	\$0.00	\$0.00	
	Subtotal 1406			\$35,000.00	\$15,830.00	\$0.00	\$0.00	
	<u>Management Improvements</u>							
PHA-Wide	Purchase Housing Management Software	1408	LS	\$0.00	\$30,000.00	\$0.00	\$0.00	
	Subtotal 1408			\$0.00	\$30,000.00	\$0.00	\$0.00	
	<u>Administration</u>							
PHA-Wide	Clerk of the Works	1410	LS	\$14,700.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1410			\$14,700.00	\$10,000.00	\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	Architects/Consultants	1430	LS	\$15,000.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$15,000.00	\$10,000.00	\$0.00	\$0.00	
	<u>Site Improvements</u>							
GA182-001B	Install landscaping for each building including shrubbery, reseeding and filling low areas with topsoil	1450	18 bldgs.	\$0.00	\$7,200.00	\$0.00	\$0.00	
GA182-002	Install drainage system to correct water run-off problem between units #31 and # 33	1450	LS	\$0.00	\$1,500.00	\$0.00	\$0.00	
GA182-003A	Correct poor drainage behind units #27, #28 and #29	1450	LS	\$0.00	\$1,000.00	\$0.00	\$0.00	

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P18250103 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	
	<u>Site Improvements (Cont.)</u>							
GA182-003B	Sidewalk repair	1450	605 sq. ft.	\$2,500.00	\$0.00	\$0.00	\$0.00	
GA182-003B	Soil replacement	1450	1686 cubic yards	\$44,000.00	\$0.00	\$0.00	\$0.00	
GA182-003B	Sod replacement	1450	33,400 square ft.	\$18,000.00	\$0.00	\$0.00	\$0.00	
GA182-003B	Install individual water meters at all units	1450	51 units	\$0.00	\$25,500.00			
	Subtotal 1450			\$74,500.00	\$35,200.00	\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
GA182-003B	Installation of gutters and downspouts	1460	7,400 ft	\$25,000.00	\$0.00	\$0.00	\$0.00	
GA182-003A	Install air conditioning and new forced air furnace including new ductwork	1460	10 units	\$0.00	\$45,000.00	\$0.00	\$0.00	
	Subtotal 1460			\$25,000.00	\$45,000.00	\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Purchase new computers and server	1475	LS	\$0.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1475			\$0.00	\$10,000.00	\$0.00	\$0.00	
	<u>Moving to Work Demonstration</u>							
PHA-Wide	Self Sufficiency Program Development	1492	LS	\$18,471.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Part-time trainees for sixteen weeks for lawn care	1492	3	\$11,520.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1492			\$29,991.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P18250103 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	
	<u>Relocation Costs</u>							
PHA-Wide	Tenant relocation due to modernization	1495.1	20 each	\$0.00	\$2,500.00	\$0.00	\$0.00	
	Subtotal 1495.1			\$0.00	\$2,500.00	\$0.00	\$0.00	
	<u>Contingency</u>							
PHA-Wide	Reserve for modernization cost overruns	1502	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1502			\$10,000.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Grant Total			\$204,191.00	\$158,530.00	\$0.00	\$0.00	

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program No: GA06P18250103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	8/14/05			8/14/07			
GA182-001A	8/14/05			8/14/07			
GA182-001B	8/14/05			8/14/07			
GA182-002	8/14/05			8/14/07			
GA182-002A	8/14/05			8/14/07			
GA182-003A	8/14/05			8/14/07			
GA182-003B	8/14/05			8/14/07			

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

PHA Name: McDonough Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P18250102 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: 1)
 Performance and Evaluation Report for Period Ending: 6/30/03 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	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
3	1408 Management Improvements				
4	1410 Administration	\$14,700.00	\$10,000.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00	\$21,691.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,000.00	\$6,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$108,156.00	\$129,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$1,000.00	\$2,500.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$16,335.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$204,191.00	\$204,191.00	\$35,000.00	\$35,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P18250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	
	Subtotal 1406			\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	
	<u>Administration</u>							
PHA-Wide	Clerk of the Works	1410	LS	\$14,700.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1410			\$14,700.00	\$10,000.00	\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	Legal, consulting, surveyors and appraiser fees	1430	LS	\$25,000.00	\$21,691.00	\$0.00	\$0.00	
	Subtotal 1430			\$25,000.00	\$21,691.00	\$0.00	\$0.00	
	<u>Site Improvements</u>							
GA182-1B and 2B	Landscaping and shrubbery planting	1450	LS	\$4,000.00	\$0.00	\$0.00	\$0.00	
GA182-001A	Trim trees that overhang buildings	1450	LS	\$0.00	\$750.00	\$0.00	\$0.00	
GA182-001B	Trim trees that overhang buildings	1450	LS	\$0.00	\$1,000.00	\$0.00	\$0.00	
GA182-002	Trim trees that overhang buildings	1450	LS	\$0.00	\$1,250.00	\$0.00	\$0.00	
GA182-002A	Trim trees that overhang buildings	1450	LS	\$0.00	\$500.00	\$0.00	\$0.00	
GA182-003A	Trim trees that overhang buildings	1450	LS	\$0.00	\$500.00	\$0.00	\$0.00	
GA182-003B	Trim trees that overhang buildings	1450	LS	\$0.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$4,000.00	\$6,000.00	\$0.00	\$0.00	

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

PHA Name: McDonough Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P18250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>							
GA182-1B and 2B	Comprehensive renovation to units	1460	9 units	\$68,825.00	\$0.00	\$0.00	\$0.00	
GA182-1B and 2B	Install central air conditioning	1460	9 units	\$39,331.00	\$0.00	\$0.00	\$0.00	
GA182-001A	Install air conditioning and new forced air furnace using existing ductwork	1460	8 units	\$0.00	\$28,000.00	\$0.00	\$0.00	
GA182-001B	Install air conditioning and new forced air furnace using existing ductwork	1460	5 units	\$0.00	\$17,500.00	\$0.00	\$0.00	
GA182-002	Install air conditioning and new forced air furnace using existing ductwork	1460	11 units	\$0.00	\$38,500.00	\$0.00	\$0.00	
GA182-002A	Install air conditioning and new forced air furnace including new ductwork	1460	10 units	\$0.00	\$45,000.00	\$0.00	\$0.00	
	Subtotal 1460			\$108,156.00	\$129,000.00	\$0.00	\$0.00	
	<u>Relocation Costs</u>							
PHA-Wide	Tenant relocation due to modernization	1495.1	20 each	\$1,000.00	\$2,500.00	\$0.00	\$0.00	
	Subtotal 1495.1			\$1,000.00	\$2,500.00	\$0.00	\$0.00	
	<u>Contingency</u>							
PHA-Wide	Reserve for modernization cost overruns	1502	LS	\$16,335.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1502			\$16,335.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Grant Total			\$204,191.00	\$204,191.00	\$35,000.00	\$35,000.00	

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

PHA Name: McDonough Housing Authority			Grant Type and Number Capital Fund Program No: GA06P18250102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	5/30/04	5/30/04		5/30/06	5/30/06		
GA182-001A	N/A	5/30/04		N/A	5/30/06		
GA182-001B	5/30/04	5/30/04		5/30/06	5/30/06		
GA182-002	5/30/04	5/30/04		5/30/06	5/30/06		
GA182-002A	N/A	5/30/04		N/A	5/30/06		
GA182-003A	N/A	5/30/04		N/A	5/30/06		
GA182-003B	N/A	5/30/04		N/A	5/30/06		