

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

Northwest Georgia Housing Authority GA285

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Northwest Georgia Housing Authority PHA Number: GA285

PHA Fiscal Year Beginning: 01/01/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1,183
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 333

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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Other (list below)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
- To provide safe, decent, and sanitary housing for eligible families; to promote self-sufficiency and economic independence for its residents; to establish drug and crime free communities; to assure fiscal integrity in all programs administered by this Authority.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management:
 - Improve voucher management:
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

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- Provide replacement public housing:
- Provide replacement vouchers:
- Other: Demolish and replace 27 flood units pending approval of Emergency/Disaster grant from HUD.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: Enhance the present voucher and public housing home ownership programs. Continue to provide site based waiting list

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other:
 - Continue to deconcentrate poverty by bringing higher income public housing households into lower income developments.
 - Continue to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - Enhance the present public housing security.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

HA Code: GA285

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: Continue to provide job placement, adult literacy and childcare services. Implement assisted living for the elderly in one of RHA highrises.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
 - Continue to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
 - Continue to provide suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.
 - Continue to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other PHA Goals and Objectives: (list below)

- **To participate in the Georgia Housing Authority Capital Bond Pool (upon approval from HUD). RHA will borrow \$4,813,173.00 with a re-pay of \$386,486.00 Capital Fund Monies beginning fiscal year 2005. This will allow RHA to leverage a portion of Capital Funding to issue bonds creating a feasible alternative to make needed capital improvements.**
- **To work with the State Medicaid Agency in providing (converting 35 highrise apartments) Assisted Living for RHA elderly who reside in Public Housing.**
- **Maintain High Performer Status.**

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

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<input checked="" type="checkbox"/>	2. Financial Resources	Page 11
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<input type="checkbox"/>	14. Other (List below, providing name for each item)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	189		
Extremely low income <=30% AMI	159	163	
Very low income (>30% but <=50% AMI)	26	31	
Low income (>50% but <80% AMI)	4	5	
Families with children	76	91	
Elderly families	22	19	
Families with Disabilities	12	22	
Race/ethnicity	W – 89	99	
Race/ethnicity	B – 100	100	
Race/ethnicity	H – 0	H - 0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	112	107	
2 BR	31	40	
3 BR	27	32	
4 BR	15	18	
5 BR	3	2	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families on the PHA’s public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: **Continue to provide the admission preference for working families.**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: To convert highrise units (35) to assisted living. Develop a plan.

Need: Specific Family Types: Families with Disabilities and the Elderly

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

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- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$2,348,482	
b) Public Housing Capital Fund	1,981,032	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,586,167	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME Housing Counseling	15,000	
Other Federal Grants		
Section 8 Housing Counseling		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,363,760	
4. Other income (list below)		
Other Tenant Charges	240,000	
Interest	25,000	
5. Non-federal sources (list below)		
Adult Literacy	65,456	
PS & SF (Safe & Stable Families)	35,353	
Rome City Schools	5,000	
Nurturing Georgia Families	5,850	
Anticipated Bond Proceeds	4,000,000	
Total resources	11,671,100	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: The admission specialist, police officers, and RHA Security Coordinator screens applications weekly.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)**(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office – **Rockmart (Only)**
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **YES**

Site-Based Waiting Lists					
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics	
Hight Homes 501	July 26, 2000	Not Available	22-W, 26-B, 3-Disabled	83%-W, 116%-B, 50%-D	
Altoview 502	July 26, 2000	Not Available	1-W, 4-B, 0-Disabled	50%-W, 80%-B, 0%-D	
Graham Homes 503	July 26, 2000	Not Available	11-W, 4-B, 0-Disabled	57%-W, 5.9%-B, 100%-D	
Park Homes 504	July 26, 2000	Not Available	2-W, 9-B, 1-Disabled	0%-W, 80%-B, 100%-D	
Fairgrounds 506	July 26, 2000	Not Available	1-W, 14-B, 0-Disabled	50%-W, 60%-B, 0%-D	
Main High Apts. 507	July 26, 2000	Not Available	1-W, 5-B, 0-Disabled	31%-W, 25%-B, 0%-D	
Willingham Village 508	July 26, 2000	Not Available	11-W, 15-B, 26-Disabled	31%-W, 15%-B, 100%-D	

2. What is the number of site based waiting list developments to which families may apply at one time? 3

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 10

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 3

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 10

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices

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- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

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- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

- 1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: 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 on the following table:

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)]

B. Section 8

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

(1) Eligibility

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

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

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)
 Past Landlord Information

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)
 Section 8 Office, 906 North 5th Avenue, Rome, GA

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

HA Code: GA285

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 3 Substandard housing

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- 2 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

HA Code: GA285

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

N/A

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply) N/A

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) N/A

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that

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apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) N/A

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all

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that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

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

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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Willingham Village
1b. Development (project) number: GA285-508
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 06/01/05
5. Number of units affected: 27
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 08/01/05 b. Projected end date of activity: 12/30/06

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number

of participants this fiscal year? ___

b. PHA established eligibility criteria

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

c. What actions will the PHA undertake to implement the program this year (list)?

- Continue to seek and provide assistance for homeownership through collaboration with Appalachian Housing Counseling Agency

(3) 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):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- Appalachian Housing Counseling Agency – Six (6) Years
- d. Demonstrating that it has other relevant experience (list experience below).
- HUD Approved Housing Counseling Agency – Six (6) Years
 - City of Rome – CHIP Program – Three (3) Years

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2003 - 2004.)

B. Criteria for Substantial Deviations 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

b. Significant Amendment or Modification to the Annual Plan

- “Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Northwest Georgia Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which required formal approval of the Board of Commissioners.”
- **The NORTHWEST GEORGIA HOUSING AUTHORITY plans to make significant amendments to its PHA and 5 Year Plans. The Authority plans to borrow based upon a future pledge of a portion of its Capital Funds to install central heat and air in all units, exterior improvements at Altoview Terrace, water line improvements at Willingham Village, etc. The Authority is soliciting input from residents and the public on the proposed changes to its plans. The plans are available for public inspection during normal business hours at the Authority’s office located at 800 North Fifth Avenue, Rome, GA 30162. Comments (in writing) should be addressed to Sandra D. Hudson. The Authority plans to have its plans approved by the Board of Commissioners and submitted to the Department of Housing and Urban Development on October 28, 2004.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Joyce Cooper

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 03/31/2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

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

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- 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):

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Floyd County

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- Other: (list below)

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

The following goals are taken from Floyd and Polk Counties Consolidated Plans:

- The community will encourage measures that provide affordable housing for its residents.
- The community will actively work to maintain, and, where necessary, improve its existing neighborhoods and public housing.
- A variety of housing options will be made available.
- The community will provide more shelters and community based treatment options such as

halfway houses for battered women, abused children, the homeless and parolees.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants 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
X	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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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 Public Housing Assessment System (PHAS) Assessment (or other applicable 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
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	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	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19 G of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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 the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	321,570			
3	1408 Management Improvements	212,136			
4	1410 Administration	148,580			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	96,710			
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures	714,750			
11	1465.1 Dwelling Equipment—Nonexpendable	68,000			
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	7,800			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	386,486			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,981,032			
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – WIDE	Transfer to Operations	1406		321,570				
PHA – WIDE	Management Improvements	1408						
	Investigator Salary	1408		45,000				
	Staff Training	1408		12,000				
	Resident Initiative Programs	1408		91,136				
	Security	1408		52,000				
	Computer System	1408		10,000				
	Supplies	1408		2,000				
	1408 TOTAL			212,136				
PHA – WIDE	Administration	1410						
	Administrative Salaries	1410		12,980				
	Modernization Salaries	1410		135,600				
	1410 TOTAL			148,580				
	Fees and Costs							
GA 285-508	Clerk of the Works/Architect	1430		80,000				
GA 285-512	Clerk of the Works/Architect	1430		16,710				
	1430 TOTAL			96,710				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
	Site Improvements							
GA 285-508	Greenery & Landscaping	1450	10	20,000				
GA 285-512	Landscaping & Sidewalks	1450		5,000				
	1450 TOTAL			25,000				
GA 285-508	Dwelling Structures							
	Demolition & Patching	1460	10 Units	5,000				
	Asbestos Removal	1460	10 Units	20,000				
	New Insulation	1460	10 Units	7,000				
	Carpentry	1460	10 Units	35,000				
	Concrete Floor Repair	1460	10 Units	49,000				
	Doors & Windows	1460	10 Units	82,000				
	Flooring	1460	10 Units	24,000				
	Drywall	1460	10 Units	35,000				
	Painting	1460	10 Units	4,000				
	Plumbing & Fixtures	1460	10 Units	65,000				
	HVAC	1460	10 Units	42,000				
	Electrical & Fixtures	1460	10 Units	55,000				
	New Cabinets	1460	10 Units	45,000				
	SUBTOTAL			468,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
GA 285-512	Dwelling Structures							
	General Conditions/Bond	1460	3	6,250				
	Rough Carpentry	1460	3	16,000				
	Drywall	1460	3	16,000				
	Finish Carpentry	1460	3	16,000				
	Painting	1460	3	9,750				
	Plumbing	1460	3	16,000				
	Electrical	1460	3	16,000				
	Clean Brick	1460	3	750				
	SUBTOTAL	1460		96,750				
Maintenance Shop	Dwelling Structures	1460	1					
	New Roof	1460		40,000				
	SUBTOTAL			40,000				
GA 285-501	Dwelling Structures	1460						
	New Exterior Locks	1460	150	25,000				
	SUBTOTAL			25,000				
GA 285-502	Dwelling Structures	1460						
	New Exterior Locks	1460	100	17,000				
	SUBTOTAL			17,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
GA 285-504	Dwelling Structures	1460						
	New Exterior Locks	1460	100	17,000				
	SUBTOTAL			17,000				
GA 285-505	Dwelling Structures	1460						
	New Exterior Locks	1460	100	17,000				
	SUBTOTAL			17,000				
GA 285 509	Dwelling Structures	1460						
	New Exterior Locks	1460	100	17,000				
	SUBTOTAL			17,000				
GA 285-511	Dwelling Structures	1460						
	New Exterior Locks	1460	100	17,000				
	SUBTOTAL			17,000				
	1460 TOTAL			714,750				
	Dwelling Equipment							
GA 285-508	Stoves & Refrigerators	1465.1	10	6,000				
GA 285-509	Stoves & Refrigerators	1465.1	100	60,000				
GA 285-512	Stoves & Refrigerators	1465.1	3	2,000				
	1465.1 TOTAL			68,000				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program No: GA06P28550105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
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 1406	10/01/05			06/30/06			
PHA Wide 1408	10/01/05			12/31/06			
PHA Wide 1410	10/01/05			12/31/06			
PHA Wide 1430	10/01/05			12/31/06			
508 Willingham Village 1450	01/01/06			06/30/07			
508 Willingham Village 1460	01/01/06			06/30/07			
Maintenance Bldg. Roof 1460	01/01/06			06/30/06			
Replace Door Locks 1460	01/01/06			12/30/06			
501, 502, 504, 505, 509, 511							
508 Willingham Village 1465.1	01/01/06			06/30/07			
509 Frost Apartments	01/01/06			06/30/07			
508 Willingham Village 1495.1	01/01/06			06/30/07			
PHA Wide 1501 Bond Payment	10/01/05			01/01/06			
512 Westview Develop. 1460	01/01/06			12/31/06			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Northwest Georgia 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: GA06P28550106 PHA FY: 2006	Work Statement for Year 3 FFY Grant: GA06P28550107 PHA FY: 2007	Work Statement for Year 4 FFY Grant: GA006P2850108 PHA FY: 2008	Work Statement for Year 5 FFY Grant: GA006P2850109 PHA FY: 2009
	Annual Statement				
1406 OPERATIONS - PHA WIDE		396,206	396,206	396,206	396,206
1408 MGMT. IMPROV. - PHA WIDE		247,500	247,500	247,500	337,500
1410 ADMINISTRATION - PHA WIDE		148,580	148,580	181,580	148,580
1430 FEES & COSTS - GA508/GA512		46,710	46,710	46,710	46,710
1450 SITE IMPROV. - GA508/GA512		25,000	25,000	25,000	25,000
1460 DWELLING STRUCTURES		654,750	654,750	621,750	564,750
GA502/GA504/GA505/GA506/GA507					
GA508/GA509/GA511/GA512					
1465.1 DWELLING EQUIPMENT		68,000	68,000	68,000	68,000
GA502/GA505/GA508/GA511/GA512					
1495.1 RELOCATION - GA508/GA512		7,800	7,800	7,800	7,800
1501 COLLATERALIZATION DEBT		386,486	386,486	386,486	386,486
CFP Funds Listed for 5-year planning		1,981,032	1,981,032	1,981,032	1,981,032
Replacement Housing Factor Funds					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2006 FFY Grant: GA06P28550106 PHA FY: 2006			Activities for Year: 2007 FFY Grant: GA06P28550107 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA – Wide	1406 Operating Subsidy	396,206	PHA – Wide	1406 Operating Subsidy	396,206
Annual	PHA – Wide	1408 Management Improvements		PHA – Wide	1408 Management Improvements	
Statement		Investigator Salary	45,000		Investigator Salary	45,000
		Staff Training	12,000		Staff Training	12,000
		Resident Services	126,500		Resident Services	126,500
		Security	52,000		Security	52,000
		Computer System	10,000		Computer System	10,000
		Supplies	2,000		Supplies	2,000
		1408 TOTAL	247,500		1408 TOTAL	247,500
	PHA – Wide	1410 Administration		PHA – Wide	1410 Administration	
		Administrative Salaries	12,980		Administrative Salaries	12,980
		Modernization Salaries	135,600		Modernization Salaries	135,600
		1410 TOTAL	148,580		1410 TOTAL	148,580
		1430 Fees & Costs			1430 Fees & Costs	
	GA 508	Clerk of the Works/Arch.	30,000	GA 508	Clerk of the Works/Arch.	30,000
	GA 512	Clerk of the Works/Arch.	16,710	GA 512	Clerk of the Works/Arch.	16,710
		1430 TOTAL	46,710		1430 TOTAL	46,710
		1450 Site Improvement			1450 Site Improvement	
	GA 508	Landscaping/Greenery	20,000	GA 508	Landscaping/Greenery	20,000
	GA 512	Landscaping/Greenery	5,000	GA 512	Landscaping/Greenery	5,000
		1450 TOTAL	25,000		1450 TOTAL	25,000

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		1460 Dwelling Structures			1460 Dwelling Structures	
	GA 505	Community Center Roof	40,000	GA 506	Concrete Porch Repairs	40,000
		SUBTOTAL	40,000		SUBTOTAL	40,000
		1460 Dwelling Structures			1460 Dwelling Structures	
	GA 508	Demolition & Patching	5,000	GA 508	Demolition & Patching	5,000
		Asbestos Removal	20,000		Asbestos Removal	20,000
		New Insulation	7,000		New Insulation	7,000
		Carpentry	35,000		Carpentry	35,000
		Concrete Floor Repair	49,000		Concrete Floor Repair	49,000
		Doors & Windows	82,000		Doors & Windows	82,000
		Flooring	24,000		Flooring	24,000
		Drywall	35,000		Drywall	35,000
		Painting	4,000		Painting	4,000
		Plumbing & Fixtures	65,000		Plumbing & Fixtures	65,000
		HVAC	42,000		HVAC	42,000
		Electrical & Fixtures	55,000		Electrical & Fixtures	55,000
		Cabinets	45,000		Cabinets	45,000
		SUBTOTAL	468,000		SUBTOTAL	468,000
	GA 509	1460 Dwelling Structure		GA 511	1460 Dwelling Structure	
		Replace Carpet	50,000		Replace Carpet	50,000
		SUBTOTAL	50,000		SUBTOTAL	50,000
	GA 512	1460 Dwelling Structures		GA 512	1460 Dwelling Structures	
		General Conditions	6,250		General Conditions	6,250
		Rough Carpentry	16,000		Rough Carpentry	16,000
		Drywall	16,000		Drywall	16,000
		Finish Carpentry	16,000		Finish Carpentry	16,000

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2006 FFY Grant: GA06P28550106 PHA FY: 2006			Activities for Year: 2007 FFY Grant: GA06P28550107 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		Painting	9,750		Painting	9,750
Annual		Plumbing	16,000		Plumbing	16,000
Statement		Electrical	16,000		Electrical	16,000
		Clean Brick	750		Clean Brick	750
		SUBTOTAL	96,750		SUBTOTAL	96,750
		1460 TOTAL	654,750		1460 TOTAL	654,750
		1465.1 Dwelling Equipment			1465.1 Dwelling Equipment	
	GA 505	Stoves & Refrigerators	60,000	GA 508	Stoves & Refrigerators	6,000
		1465.1 Dwelling Equipment			1465.1 Dwelling Equipment	
	GA 508	Stoves & Refrigerators	6,000	GA 511	Stoves & Refrigerators	60,000
		1465.1 Dwelling Equipment			1465.1 Dwelling Equipment	
	GA 512	Stoves & Refrigerators	2,000	GA 512	Stoves & Refrigerators	2,000
		1465.1 TOTAL	68,000		1465.1 TOTAL	68,000
		1495.1 Relocation Costs			1495.1 Relocation Costs	
	GA 508	Relocation Costs	6,000	GA 508	Relocation Costs	6,000
	GA 512	Relocation Costs	1,800	GA 512	Relocation Costs	1,800
		1495.1 TOTAL	7,800		1495.1 TOTAL	7,800
	PHA – Wide	1501 BOND PAYMENT	386,486	PHA – Wide	1501 BOND PAYMENT	386,486
	Total CFP Estimated Cost		\$1,981,032			\$1,981,032

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 2008 FFY Grant: GA06P28550108 PHA FY: 2008			Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA - Wide	1406 Operating Subsidy	396,206	PHA - Wide	1406 Operating Subsidy	396,206
PHA - Wide	1408 Management Improvements		PHA - Wide	1408 Management Improvements	
	Investigator Salary	45,000		Investigator Salary	45,000
	Staff Training	12,000		Staff Training	12,000
	Resident Services	126,500		Resident Services	216,500
	Security	52,000		Security	52,000
	Computer System	10,000		Computer System	10,000
	Supplies	2,000		Supplies	2,000
	1408 TOTAL	247,500		1408 TOTAL	337,500
PHA - Wide	1410 Administration		PHA - Wide	1410 Administration	
	Administrative Salaries	45,980		Administrative Salaries	12,980
	Modernization Salaries	135,600		Modernization Salaries	135,600
	1410 TOTAL	181,580		1410 TOTAL	148,580
	1430 Fees & Costs			1430 Fees & Costs	
GA 508	Clerk of the Works/Arch.	30,000	GA 508	Clerk of the Works/Arch.	30,000
GA 512	Clerk of the Works/Arch.	16,710	GA 512	Clerk of the Works/Arch.	16,710
	1430 TOTAL	46,710		1430 TOTAL	46,710
	1450 Site Improvement			1450 Site Improvement	
GA 508	Landscaping/Greenery	20,000	GA 508	Landscaping/Greenery	20,000
GA 512	Landscaping/Greenery	5,000	GA 512	Landscaping/Greenery	5,000
	1450 TOTAL	25,000		1450 TOTAL	25,000
	1460 Dwelling Structures				
GA 502	Community Center Roof	7,000			
	SUBTOTAL	7,000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 2008 FFY Grant: GA06P28550108 PHA FY: 2008			Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1460 Dwelling Structures				
GA 505	Replace Carpet	50,000			
	SUBTOTAL	50,000			
	1460 Dwelling Structures			1460 Dwelling Structures	
GA 508	Demolition & Patching	5,000	GA 508	Demolition & Patching	5,000
	Asbestos Removal	20,000		Asbestos Removal	20,000
	New Insulation	7,000		New Insulation	7,000
	Carpentry	35,000		Carpentry	35,000
	Concrete Floor Repair	49,000		Concrete Floor Repair	49,000
	Doors & Windows	82,000		Doors & Windows	82,000
	Flooring	24,000		Flooring	24,000
	Drywall	35,000		Drywall	35,000
	Painting	4,000		Painting	4,000
	Plumbing & Fixtures	65,000		Plumbing & Fixtures	65,000
	HVAC	42,000		HVAC	42,000
	Electrical & Fixtures	55,000		Electrical & Fixtures	55,000
	Cabinets	45,000		Cabinets	45,000
	SUBTOTAL	468,000		SUBTOTAL	468,000
	1460 Dwelling Structures			1460 Dwelling Structures	
GA 512	General Conditions	6,250	GA 512	General Conditions	6,250
	Rough Carpentry	16,000		Rough Carpentry	16,000
	Drywall	16,000		Drywall	16,000
	Finish Carpentry	16,000		Finish Carpentry	16,000
	Painting	9,750		Painting	9,750

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: GA285 - Northwest Georgia Housing Authority – Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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	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	0			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	169,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	500,000			
10	1460 Dwelling Structures	2,807,715			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,336,458			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,813,173			
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: GA285 - Northwest Georgia Housing Authority – Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Fees & Costs							
	Clerk of the Works/Architect	1430		169,000				
	1430 TOTAL			169,000				
GA 508	Site Improvement							
Willingham Village Apts.	Replace Water & Sewer Lines	1450		500,000				
	1450 TOTAL			500,000				
GA 502	Dwelling Structures							
Altoview Terrace	Remodel Exterior	1460	95	534,000				
	Central Heat & Air Conditioning	1460	95	475,000				
	SUBTOTAL			1,009,000				
GA 504	Dwelling Structures							
Park Homes	Central Heat & Air Conditioning	1460	100	500,000				
	SUBTOTAL			500,000				
GA 506	Dwelling Structures							
Fairgrounds	Central Heat & Air Conditioning	1460	36	180,000				
	Replace Weak Floors	1460	36	270,000				
	SUBTOTAL			450,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: GA 285 - Northwest Georgia Housing Authority of the City of Rome, GA - Bond Pool Budget			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	
GA 513	Dwelling Structures							
Booker T. Washington	Central Heat & Air Conditioning	1460	24	74,715				
	SUBTOTAL			74,715				
GA 514	Dwelling Structures							
Eastview Apts.	Demolition & Patching	1460	17 Units	8,000				
	Asbestos Removal	1460	17 Units	14,000				
	New Insulation	1460	17 Units	12,000				
	Carpentry	1460	17 Units	59,000				
	Concrete Repairs	1460	17 Units	83,000				
	Doors & Windows	1460	17 Units	139,000				
	Flooring	1460	17 Units	41,000				
	Drywall	1460	17 Units	59,000				
	Painting	1460	17 Units	7,000				
	Plumbing & Fixtures	1460	17 Units	110,000				
	HVAC	1460	17 Units	71,000				
	Electrical & Fixtures	1460	17 Units	94,000				
	New Cabinets	1460	17 Units	77,000				
	SUBTOTAL			774,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: GA285 – Northwest Georgia Housing Authority – Bond Pool Budget			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	
GA 508	Development Activities							
Willingham Village	Replace Flood Units	1499	27 Units	1,336,458				
	1499 TOTAL			1,336,458				
	GRAND TOTAL			4,813,173				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: GA285 – Northwest Georgia Housing Authority – Bond Pool Budget			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2005	
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 - Fees & Costs	7/1/2005			7/1/2007			
GA 513 Landscaping	7/1/2005			7/1/2007			
GA 513 Relocation Costs	7/1/2005			7/1/2007			
GA 513 Dwelling Equip.	1/1/2006			7/1/2007			
GA 513 Dwelling Structures	7/1/2005			7/1/2007			
GA 514 Dwelling Structure	7/1/2005			7/1/2007			
GA 501 Dwelling Structure	7/1/2005			7/1/2007			
GA 502 Dwelling Structure	7/1/2005			7/1/2007			
GA 504 Dwelling Structure	7/1/2005			7/1/2007			
GA 505 Dwelling Structure	7/1/2005			7/1/2007			
GA 506 Dwelling Structure	7/1/2005			7/1/2007			
GA 508 Dwelling Structure	7/1/2005			7/1/2007			
GA 509 Dwelling Structure	7/1/2005			7/1/2007			
GA 511 Dwelling Structure	7/1/2005			7/1/2007			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	297,916.00	297,916.00	297,916.00	297,916.00
3	1408 Management Improvements	203,916.00	203,916.00	203,916.00	203,916.00
4	1410 Administration	160,000.00	148,958.00	148,958.00	54,919.21
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00	35,000.00	35,000.00	7,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	13,000.00	13,000.00	13,000.00	0
10	1460 Dwelling Structures	748,748.00	759,790.00	759,790.00	0
11	1465.1 Dwelling Equipment—Nonexpendable	17,000.00	15,496.42	15,496.42	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000.00	6,503.58	6,503.58	6,503.58
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	9,000.00	9,000.00	9,000.00	2,690.58
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,489,580.00	1,489,580.00	1,489,580.00	572,945.37
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00550103 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	
PHA WIDE	OPERATION	1406		297,916.	297,916	297,916	297,916	Complete
PHA WIDE	MANAGEMENT IMPROVEMENT							
	Investigator Salary	1408		37,000	37,000	37,000	37,000	Complete
	Staff Training	1408		20,000	20,000	20,000	20,000	Complete
	Resident Initiative	1408		100,916	100,916	100,916	100,916	Complete
	Computer System	1408		44,000	44,000	44,000	44,000	Complete
	Supplies	1408		2,000	2,000	2,000	2,000	Complete
	1408 TOTAL			203,916	203,916	203,916	203,916	
PHA WIDE	ADMINISTRATION							
	Modernization Salaries	1410		160,000	148,958	148,958	54,919.21	34%
GA 5-7								
MAIN HIGH APTS.	Architectural Fees	1430		35,000	35,000	35,000	7,000	2%

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00550103 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	
GA 5-7	SITE IMPROVEMENT	1450						
MAIN HIGH APTS.	Sod, greener, pads	1450		13,000	13,000	13,000	0	Contract Awarded 12/03
GA 5-7	DWELLING STRUCTURE							
	Demolition & Patching	1460	15 units	13,359	13,359	13,359	0	Contract Awarded 12/03
	Masonry restoration	1460	15 units	4,238	4,238	4,238	0	Contract Awarded 12/03
	Miscellaneous Metals	1460	15 units	9,124	9,124	9,124	0	Contract Awarded 12/03
	Carpentry	1460	15 units	162,188	162,188	162,188	0	Contract Awarded 12/03
	Canopy roofing	1460	15 units	4,686	4,686	4,686	0	Contract Awarded 12/03
	Metal & wood doors	1460	15 units	28,188	28,188	28,188	0	Contract Awarded 12/03
	Windows	1460	15 units	49,186	49,186	49,186	0	Contract Awarded 12/03
	Gypsum board	1460	15 units	110,632	110,632	110,632	0	Contract Awarded 12/03
	Ceramic tile	1460	15 units	1,934	12,976	12,976	0	Contract Awarded 12/03
	Painting	1460	15 units	31,934	31,934	31,934	0	Contract Awarded 12/03
	Plumbing	1460	15 units	102,648	102,648	102,648	0	Contract Awarded 12/03
	HVAC	1460	15 units	102,848	102,848	102,848	0	Contract Awarded 12/03
	Electrical	1460	15 units	127,783	127,783	127,783	0	Contract Awarded 12/03
	1460 TOTAL			748,748	759,790	759,790		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00550103 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	
GA 5-7 MAIN HIGH PHASE I	DWELLING EQUIPMENT	1465		17,000	15,496.42	15,496.42	0	Contract Awarded 12/03
GA 5-7 MAIN HIGH PHASE I	NON DWELLING EQUIPMENT	1475		5,000	6,503.58	6,503.58	6,503.58	Complete
GA 5-7 MAIN HIGH PHASE I	RELOCATION COSTS	1495		9,000	9,000	9,000	2,690.58	30%
TOTALL				1,489,580	1,489,580	1,489,580	572,945.37	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, GA		Grant Type and Number Capital Fund Program No: GA06P00550103 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	3/1/04			12/31/04		3/30/04	
1406 TRANSFER TO OPERATIONS							
PHA WIDE	12/31/03			12/31/04		6/30/04	
1408 MANAGEMENT INVOLVEMENT							
PHA WIDE	12/31/03			12/31/04			
1410 ADMINISTRATION							
GA 5-7 MAIN HIGH	12/31/03			12/31/04	6/30/05		
1430 FEES & COSTS ARCHITECTURAL							
GA 5-7 MAIN HIGH	12/3/03			12/31/04	6/30/05		
1460 DWELLING STRUCTURES							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00550203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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: 6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	62,922.00		62,922.00	53,242.52
3	1408 Management Improvements	62,922.00		62,922.00	62,922.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	188,769.00		188,769.00	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	314,613.00		314,613.00	116,164.52
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00550203 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	
PHA Wide	Operations	1406		62,922.00		62,922.00	53,242.52	
PHA Wide	Management Improvements	1408		62,922.00		62,922.00	62,922.00	
GA 5-7	Dwelling Structure							
Main High Apts. Phase II	Demolition & Patching	1460	4	3,300.00		3,300.00	0	Contract Awarded 12/04
	Masonry Restoration	1460	4	1,100.00		1,100.00	0	Contract Awarded 12/04
	Miscellaneous Metals	1460	4	2,300.00		2,300.00	0	Contract Awarded 12/04
	Carpentry	1460	4	40,600.00		40,600.00	0	Contract Awarded 12/04
	Canopy Roofing	1460	4	1,200.00		1,200.00	0	Contract Awarded 12/04
	Metal and Wood Doors	1460	4	7,000		7,000	0	Contract Awarded 12/04
	Windows	1460	4	12,200.00		12,200.00	0	Contract Awarded 12/04
	Gypsum Board	1460	4	33,300.00		33,300.00	0	Contract Awarded 12/04
	Ceramic Tile	1460	4	500.00		500.00	0	Contract Awarded 12/04
	Painting	1460	4	8,400.00		8,400.00	0	Contract Awarded 12/04
	Plumbing	1460	4	25,400.00		25,400.00	0	Contract Awarded 12/04
	HVAC	1460	4	26,000.00		26,000.00	0	Contract Awarded 12/04
	Electrical	1460	4	27,469.00		27,469.00	0	Contract Awarded 12/04
	Subtotal 1460			188,769.00		188,769.00	0	
	Grand Total			314,613.00		314,613.00	116,164.52	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rome, Georgia			Grant Type and Number Capital Fund Program No: GA06P00550203 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	
1406 – PHA Wide	2/13/2004			6/30/2005			
1408 – PHA Wide	2/13/2004			6/30/2005			
1460 GA 5-7 Main High Apts.	2/30/2004			6/30/2005			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rockmart, GA		Grant Type and Number Capital Fund Program Grant No: GA06P10250103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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: 6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	9,938.00	9,938.00	9,938.00	0
3	1408 Management Improvements				
4	1410 Administration	15,000.00	9,451.00	9,451.00	3,390.41
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	5,549.00	5,549.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	96,750.00	96,750.00	96,750.00	0
11	1465.1 Dwelling Equipment—Nonexpendable	2,830.00	2,830.00	2,830.00	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	124,518.00	124,518.00	124,518.00	3,390.41
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report 6/30/2004								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rockmart, GA			Grant Type and Number Capital Fund Program Grant No: GA06P10250103 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	
PHA Wide	Transfer to Operation	1406		9,938.00	9,938.00	9,938.00	0	Work in Progress
PHA Wide	Administration							
	Modernization Salaries	1410		15,000.00	9,541.00	9,541.00	3,390.41	Work in Progress
	1410 TOTAL			15,000.00	9,541.00	9,541.00	3,390.41	
GA 102-03	Fees & Costs							
Eastview Homes	Clerk of the Works	1430	4 Units	0	5,549.00	5,549.00	0	Work in Progress
	1430 TOTAL				5,549.00	5,549.00		
GA 102-03	Dwelling Structures							
Eastview Homes	General Conditions/Bonds	1460	4 Units	7,000.00	0	7,000.00	0	Contract Awarded 1/05
	Rough Carpentry	1460	4 Units	16,000.00	0	16,000.00	0	Contract Awarded 1/05
	Drywall	1460	4 Units	16,000.00	0	16,000.00	0	Contract Awarded 1/05
	Finish Carpentry	1460	4 Units	16,000.00	0	16,000.00	0	Contract Awarded 1/05
	Painting	1460	4 Units	9,750.00	0	9,750.00	0	Contract Awarded 1/05
	Plumbing	1460	4 Units	16,000.00	0	16,000.00	0	Contract Awarded 1/05
	Electrical	1460	4 Units	16,000.00	0	16,000.00	0	Contract Awarded 1/05
	Clean Bricks	1460	4 Units	750.00	0	750.00	0	Contract Awarded 1/05
	1460 TOTAL			96,750.00		96,750.00		
GA 102-03	Dwelling Equipment							
	Stoves and Refrigerators	1465.1	4 Units	2,830.00	0	2,830.00	0	Contract Awarded 1/05
	1465.1 TOTAL			2,830.00		2,830.00		
	GRAND TOTAL			124,518.00		124,518.00	3,390.41	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rockmart, GA		Grant Type and Number Capital Fund Program Grant No: GA06P10250203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,259.00	0	5,259.00	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	21,040.00	0	21,040.00	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	26,299.00	0	26,299.00	0
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Rockmart, GA			Grant Type and Number Capital Fund Program No: GA06P10250203 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	
GA 102-03	02/11/04			12/31/04	06/30/05		