

# PHA Plans

## Streamlined 5-Year/Annual Version

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

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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.

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# Streamlined Annual Plan for Fiscal Year 2005

## HALL COUNTY HOUSING AUTHORITY

**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 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.

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N/A	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.

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	302		445
Extremely low income <=30% AMI	230	76%	
Very low income (>30% but <=50% AMI)	57	19%	
Low income (>50% but <80% AMI)	15	5%	
Families with children	158	52%	
Elderly families	25	8%	
Families with Disabilities	70	23%	
Race/ethnicity	256 White	39 H / 194 NH / 23 U	
Race/ethnicity	31 Black	0 H / 25 NH / 6 U	
Race/ethnicity	7 A.I. / A.N.	4 H / 2 NH / 1 U	
Race/ethnicity	3 Asian	0 H / 3 NH	
Five applicants did not indicate race and 35 did not indicate ethnicity			
* All figures approximate			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	125	41%	
2 BR	92	30%	
3 BR	85	29%	
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? X 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	

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	585		419
Extremely low income <=30% AMI	450	77%	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	314	54%	
Elderly families	55	9%	
Families with Disabilities	115	20%	
Race/ethnicity	529	80 H / 425 NH / 24 U	
Race/ethnicity	42	0 H / 42 NH	
Race/ethnicity	4	2 H / 2 NH	
Race/ethnicity	4	0 H / 4 H	
Six applicants did not indicate race and 78 did not indicate ethnicity			
*All figures approximate			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X 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: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X 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
- X 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	\$195,680	
b) Public Housing Capital Fund	\$495,429	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) HOPE VI Revitalization	None	
d) HOPE VI Demolition	None	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,532,592	
f) Resident Opportunity and Self-Sufficiency Grants	None	
g) Community Development Block Grant	None	
h) HOME	None	
Other Federal Grants (list below)	None	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
NE26P003501-04	\$469,354.00	As of 3/1/05
<b>3. Public Housing Dwelling Rental Income</b>	\$790,096.50	
<b>4. Other income (list below)</b>		
Excess Utilities	\$11,520.00	
Non-Dwelling Rent	\$19,660.00	
<b>4. Non-federal sources (list below)</b>		
Interest General Investments	\$67,390.08	
Other Income	\$104,815.90	
<b>Total resources</b>	\$3,686,537.48	

### **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: Approx. 90 Days Out
- Other: Our elderly/disabled units do not currently have a waiting list. Thus, eligibility is verified immediately after an appointment can be set up following their application. Family units try to calculate openings for the next three months.

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

- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- X Other - Applicants for apartments that pay for their own utilities must be able to place services in their name. We also check whether applicants owe other housing authorities, have been evicted from a federally assisted program, had their assistance terminated from the Housing Choice Voucher program or have committed fraud.

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

d. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Sex Offender Registry & Nebraska Website

e.  Yes X 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)

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

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

- X PHA main administrative office
- PHA development site management office
- 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.

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


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

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

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?

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

b. X 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:

X 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)

X Emergencies

X Over-housed

X Under-housed

X Medical justification

X Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

X Other: (list below) To meet deconcentration goals, if necessary.

c. Preferences

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

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

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) – Elderly / disabled, displaced by government action, and families with children. Near elderly applicants receive a preference over singles but below other listed above.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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
- 1 Other preference(s) (list below) – Elderly / disabled, displaced by government action, and families with children
- 2 Near elderly families

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X 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)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- X Other (list) – When there is an income increase of \$400.00 or more (annually)

**(6) Deconcentration and Income Mixing**

a. X 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. X 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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
005	76	Mostly two bedroom units – within range	Meets Policy Guidelines
006	20	3 bedroom units – within range	Meets Policy Guidelines
007	15	3 bedroom units - > 115%	Over

Development 007 is slightly over the 115% barrier. However, Development 006 is close to this upper limit and these are our three bedroom facilities. Thus, HCHA feels that no action is necessary at this time.

**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)
- X 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
- X More general screening than criminal and drug-related activity (list factors):
1. Verify applicant has not been evicted from a federally assisted housing program within the last 5 years.
  2. Verify applicant has not had assistance terminated under the Certificate or Voucher Program within the last 3 years.
- Other (list below)

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

c. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Sex Offender Registry & Nebraska Website

d.  Yes X 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
- X Other (describe below) - At the request of the landlord, we will share any factual or third party written information relevant to the history of, or ability to, comply with the lease.

### **(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)

- X 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)

- X PHA main administrative office
- Other (list below)

### **(3) Search Time**

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

If yes, state circumstances below: 30 day extensions are granted if requested. A second thirty days (60 day) extension may be granted for appropriate reasons such as a disability or medical hardship

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(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)

- X 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
- X \$26-\$50

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA

plan to employ (select all that apply)

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

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$400.00 Annually
- 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) - HCHA used a list of comparables unassisted apartments in the community. Amenities and size were considered in setting the flat rate rent. Flat rent rates currently are:

Efficiency unit:	\$200.00
One Bedroom (including Golden Towers):	\$300.00
One Bedroom (Rainbow Terrace):	\$350.00
Two Bedroom (Pletcher Terrace):	\$350.00
Two Bedroom:	\$400.00
Three Bedroom:	\$500.00

**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)

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. 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:
- 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 X 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 X 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.)

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

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

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

- (1)  Yes X 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)?

## (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).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **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 2004 - 2008.*

**Goal One:** Expand the supply of assisted housing

**Objective One - *Reduce public housing vacancies.*** The Hall County Housing Authority has had some ups and downs during year one of this objective. Improvements continue to be made in efficiency and HCHA has contracted out more in order to lessen turnover time. However, turnover rate continues to rise causing more work on an already overworked maintenance crew. Thus, HCHA is looking as hiring additional staff despite budget worries and decreases in federal funding.

**Goal Two:** Improve the quality of assisted housing

**Objective One - *Improve public housing management.*** HCHA is currently a high performer garnering a nearly perfect score in every category except turnover time and vacancy rate which are related. See Goal one for info.

**Objective Two – *Improve Voucher Management.*** HCHA received a 100 percent in SEMAP scoring last year. There are however, non-scoring criteria that HCHA is still trying to improve upon. Changes in HUD management and voucher disbursement have rendered some of HCHA's improvements plan void.

**Objective Three - *Increase customer satisfaction.*** Being an objective that is not easily and cheaply measured, HCHA has gauged this objective simply by staff impressions with particular reference to complaints, amount of crises situations and resident responses at meetings such as Annual Plan forums. Using this as our guide, we believe that we have made some very positive strides in this area over the last few years. We hope to continue this trend by managing preventatively, communicating more effectively and providing more opportunities for resident input when possible.

**Objective Four - *Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections).*** Specifically we are working on maintenance turnover operations as stated in goal one. We were also targeting Section 8 lease-up rate but have since cancelled that effort as a result of HUD funding changes.

**Objective Five - *Renovate or modernize public housing units.*** This effort has been ongoing with specific emphasis being placed on preventative maintenance measures and improvements that will help attract and retain residents.

**Goal Three:** Increase assisted housing choices

**Objective One – *Conduct outreach efforts to potential voucher landlords.*** This effort remains and has been productive. However, with HUD funding changes the emphasis is simply to maintain enough opportunities for Section 8 renters to be successful in their housing searches.

**Goal Four:** Provide an improved living environment

**Objective One** - *Implement public housing security improvements.* This process has also been ongoing and quite beneficial. HCHA has excellent security including a contract with the local police department, security cameras in our family apartment complexes and security doors. Plans are in place to further expand the quality and quantity of security cameras and enforcement procedures for those who violate the HCHA lease are swift and fair.

**Goal Five:** Ensure equal opportunity and affirmatively further fair housing objectives

**Objective One** - *Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, sexual orientation and disability.* HCHA continues to review policies, educates, and attempts to remove physical or administrative barriers for applicants or families who may fall into these protected classes. This is an ongoing effort.

**Objective Two** - *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, sexual orientation and disability.* See Objective One.

**Objective Three** - *Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.* See Objective One.

## **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 - discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan - discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

2005 HCHA RAB Board members – Cindy Benson, Dorothy Moss, Natalie Thompson

**(1) Resident Advisory Board Recommendations**

a.  Yes X 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 X No:

HCHA's Resident Board member resigned in February due to health reasons. HCHA is currently in the process of having a new resident board member appointed. The new appointment should be made by July 1, 2005 (the beginning of our fiscal year).

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

X Appointment

**The term of appointment is (include the date term expires): June 30, 2009**

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
- X Other: (describe) Residents will be asked to bring in resumes if they are interested in becoming a board member. These resumes were given to the HCHA Board of Commissioners who made a recommendation to the Hall County Board who subsequently selected the resident board member. This is similar to our current process of choosing a non-resident board member.

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- X 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
- X Other (list) - Since HCHA Public Housing units are located in various areas of the city, and Section 8 participants may live anywhere in Hall County, it did not seem feasible to hold an election. We did not feel it was a fair method of choosing a board member, since many candidates would not have the time or money to “campaign” and would not have the resources to visit each of the complexes and the Section 8 units. Thus, all participants in HCHA programs were notified of the opening and asked to provide resumes if they were interested in the position. These resumes were given to the HCHA Board of Commissioners who made a recommendation to the Hall County Board who subsequently selected the resident board member. This is similar to our current process of choosing a non-resident board member.

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

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

Date of next term expiration of a governing board member: 6/30/05

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

**(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: State of Nebraska**

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. (list below)
- Other: (list below)

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

**(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: 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 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. X 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. X 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. X 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
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X 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
X	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
N/A	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
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X 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
N/A	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
N/A	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). X 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	Joint PHA Plan for

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Consortia
X	Other supporting documents (optional). List individually. Natural Disaster Policy, , Public Housing Lease, Public Housing Grievance Procedure, Tenant Based Informal Review Procedure, Community Center Policy, Admissions and (Continued) Occupancy Policy, One Strike You're Out Policy, Ban & Bar Policy, Section 8 Administrative Plan, Funds Transfer Policy.	(Specify as needed)

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

<b>PHA Name:</b> Hall County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: : NE26P00350105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
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XOriginal Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  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	\$37,500			
4	1410 Administration	\$46,683			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,500			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$180,151			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000			
12	1470 Nondwelling Structures	\$180,000			
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)	\$466,834			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	37,500			

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

PHA Name: Hall County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: : NE26P00350105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No:NE26P00350105 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	
HA Wide	Administration	1410		46,683				
	G.I.P.D.	1408		37,500				
	Fees & Costs	1430		7,500				
	Lighting Int. / Ext.	1470		15,000				
001	Interior Remodel	1460		20,000				
	Refrigerator Replacement	1465.1		15,000				
	Plumbing	1460		2,500				
	Plumbing	1470		5,000				
	Flooring	1460		2,000				
002	Elevator	1460		2,500				
	Boiler	1460		2,500				
	Cabinet Replacement	1460		12,500				
	Shower Floors	1460		15,000				
	Asbestos Removal	1460		4,000				
	Exhaust Fan Replacement	1460		15,000				
	Trash Compactor Doors	1470		7,500				
	Community Space Improvement	1470		10,000				
	Plumbing	1460		2,000				
	Baseboard Replacement	1460		10,000				
003	Elevator	1460		2,500				

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No:NE26P00350105 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	
	Boiler	1460		2,500				
	Flooring	1470		50,000				
	Flooring	1460		2,500				
	Trash Compactor Doors	1460		10,000				
	Asbestos Removal	1460		4,000				
	Bathroom Remodel / Plumbing	1460		15,000				
005	Flooring	1460		5,000				
	Roof Replacement	1470		50,000				
	Community Space Improvement	1470		7,500				
	Plumbing	1460		4,000				
	Vanity Top Replacement	1460		10,000				
	Kitchen / Lav. Faucet Replacement	1460		10,151				
006	Int. / Ext. Remodel	1460		10,000				
	Flooring	1460		7,500				
	Plumbing	1460		3,000				
007	Drainage upgrade	1470		10,000				
	Replace Roofing	1470	3-6	25,000				
	Flooring	1460		3,000				
	Plumbing	1460		3,000				

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program No: NE26P00350105 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	
HA Wide	6/30/07			6/30/09			
001	6/30/07			6/30/09			
002	6/30/07			6/30/09			
003	6/30/07			6/30/09			
005	6/30/07			6/30/09			
006	6/30/07			6/30/09			
007	6/30/07			6/30/09			

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name Hall County Housing Authority				<b>X Original 5-Year Plan</b>	
				<input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
HA Wide		100,000	105,000	80,000	70,000
001		42,500	37,500	41,500	30,000
002		32,000	205,000	100,000	125,000
003		194,500	85,000	130,000	150,000
005		30,000	5,000	65,000	20,000
006		33,000	6,500	20,000	30,000
007		18,000	6,000	13,500	25,000
CFP Funds Listed for 5-year planning		450,000	450,000	450,000	450,000
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	HA Wide	Administration	45,000	HA Wide	Administration	45,000
<b>Annual</b>	“	G.I.P.D	50,000	“	G.I.P.D	50,000
<b>Statement</b>	“	Concrete	5,000	“	Concrete	5,000
	001	Int. Remodel	25,000	“	Parking Lot Maint.	5,000
	“	Ext. Plumbing	10,000	001	Int. Remodel	25,000
	001 / 002	Refrigerators	15,000	“	Ext. Plumbing	10,000
	002 / 003	Boiler	2,500	“	Roof Repair	2,500
	“	Elevator Cabs	25,000	002	Refrigerator	25,000
	“	Elevator	2,500	“	Interior Remodel	100,000
	“	Plumbing	2,000	“	Baseboard Repl.	20,000
	“	Flooring	2,000	002 / 003	A/C Payment	55,000
	“	Int. Remodel	5,000	“	Plumbing	10,000
	“	Asbestos Removal	10,000	“	Baseboard Reg. Rep.	30,000
	003	Flooring	20,000	“	Boiler	5,000
	“	Window Replacement	150,000	“	Elevator	5,000
	005	Flooring	10,000	“	Parking Lot	15,000
	“	Plumbing	5,000	003	Bathroom Remodel	25,000
	“	Benches / Picnic	5,000	005	Ext. Brick	5,000
	006	Int. / Ext. Remod.	25,000	006	Int. / Ext. Mod.	6,500
	006 / 007	Landscaping	16,000	007	Siding	6,000
	005 / 007	Roof Replacement	20,000			
	<b>Total CFP Estimated Cost</b>		\$450,000			\$450,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year : 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Administration	45,000	HA Wide	Administration	45,000
“	Concrete	5,000	“	Concrete	5,000
“	Landscaping	10,000	“	Landscaping	10,000
“	Office Remodel	20,000	“	Maintenance Shop Impr.	10,000
001	Interior Remodel	25,000	001	Interior Remodel	25,000
“	Plumbing	2,500	“	Plumbing / Flooring	5,000
“	Flooring	2,000	002	Interior Remodel	25,000
“	Stove Replacement	12,000	002/003	Asbestos Removal	20,000
002	Flashing Replacement	10,000	“	Elevator	10,000
002/003	Asbestos Removal	20,000	“	Boiler	10,000
“	Elevator	15,000	“	A/C Repayment	110,000
“	Boiler	15,000	“	Roof Patch	20,000
002/003	A/C Repayment	110,000	003	Bathroom Remodel	50,000
002/003/005	Plumbing	15,000	002/003/005	Common Area Upgrade	15,000
“	Flooring	15,000	“	Flooring	15,000
003	Bathroom Remodel	25,000	“	Plumbing	15,000
“	Comm. Area Upgrade	15,000	005	Security Upgrade	5,000
005	Windows	45,000	006	Int. / Ext. Remodel	20,000
“	Entry Doors	10,000	“	Roofing	10,000
006	Int. / Ext. Remodel	20,000	007	Siding	25,000
007	Interior Remodel	13,500			
Total CFP Estimated Cost		\$450,000			\$450,000

**ATTACHMENT A**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	40,000	7,611.92	7,611.92	5,322.39
4	1410 Administration	55,199	55,199	55,199	28,809.92
5	1411 Audit	3,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,265.48	25,265.48	24,735.48
8	1440 Site Acquisition				
9	1450 Site Improvement	120,000	13,465.46	13,465.46	13,465.46
10	1460 Dwelling Structures	233,789	341,562.81	341,562.81	313,160.09
11	1465.1 Dwelling Equipment—Nonexpendable	75,000	19,962.36	19,962.36	19,962.36
12	1470 Nondwelling Structures		33,331.29	33,331.29	33,047.21
13	1475 Nondwelling Equipment		55,589.68	55,589.68	52,831.46
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

<b>PHA Name:</b> Hall County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:2)  
 Performance and Evaluation Report for Period Ending:12/31/03  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	551,988	551,988	551,998	491,334.37
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	5,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	40,000	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	20,000	8431.87	8,431.87	8,431.87
26	Amount of line 21 Related to Energy Conservation Measures	20,000	0	0	0

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Roofing (Admin. / Garage)	1470		0	15,000	11,613.41	11,613.41	Completed
	Fees & Costs	1430		25,000	35,000	35,000	24,735.48	In Progress
	Parking Lot Maintenance	1450		0	20,000	0	0	Moved to 03'
	Audit	1411		3,000	3,000	3,000	0	Cancel
	Management Improvements	1408		40,000	15,000	6,000.00	1,697.39	In Progress
	Landscaping	1450		10,000	10,000	2,920	2,920	Completed
	Software Upgrade	1408		0	15,000	3,625	3,625	Completed
	Training	1408		0	1,000	0	0	Cancel
	Parking Lot	1450		0	20,000	0	0	Moved to 03'
	Paint Occupied Apartments	1460		0	20,718	20,718	20,040	Comp.
	Administration (E.D., Contract Administrator, Maintenance Staff)	1410		58,083	55,199	55,199	28,809.92	In Progress
	Concrete	1450		50,000	0	9,743.06	9,743.06	Carry over 01'
	Security	1450		60,000	0			Cancel
001	Roofing	1460		0	5,000	0	0	Cancel
	Tile	1460		0	2,000	350	350	Completed
	Faucets / Plumbing / Toilets	1460		0	4,000	4,844.38	4,844.38	Completed
	Plumbing	1450		0	5,000	802.40	802.40	Complete

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Remodel Apartments	1460		8,000	0			Cancel
001	Exterior Repair	1460		10,000	0	0	0	Cancel
	Replace Gutters	1460		5,000	0	0	0	Cancel
	Paint Exterior	1460		0	5,000	2,885.00	2,885.00	Completed
002	Shower Tile	1460		0	20,000	49,441.55	38,455	In Progress
	Building Exterior Maintenance	1460		0	25,000	33,984	33,984	Complete
	Faucet / Plumbing	1460		0	12,000	24,211.45	19,195.28	In Progress
	Sink / Countertops	1460		0	12,000	0	0	Delayed
	Boiler	1460		0	2,500	5740.35	5740.35	Completed
	Elevator	1460		0	2,500	29,421.16	29,421.16	Completed
	Stove/Refrigerator	1465.1		25,000	3,000	0	0	Move to 04'
	Remodel Apartments	1460		20,000	0			Cancel
003	Building Exterior Maintenance	1460		0	25,000	70,016	59,616	In Progress
	Tile	1460		0	3,000	327.17	327.17	Complete
	Faucet / Plumbing	1460		0	4,000	817.41	817.41	Complete
	Elevator	1460		0	2,500	0	0	Complete
	Boiler	1460		0	2,500	1,183.52	1,183.52	Complete
	Exterior Benches	1470		0	10,000	7,306.84	7,306.84	Complete
	Stove/Refrigerator	1465.1		25,000	3,789	0	0	Move to 04'

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Remodel Apartments	1460		20,000	0			Cancel
	Fire Sprinkler Alarm	1460		45,000	0			Cancel
005	Carpet	1460		0	4,000	4,608.56	4,608.56	Complete
	Tile	1460		0	2,000	256.88	256.88	Complete
	Furnace / Air	1460		23,000	21,000	27,850.01	27,850.01	Complete
	Carpet / Tile / Flooring	1470		0	10,000	9,604.17	9,604.17	Complete
	Camera Equipment	1470		0	15,000	4,806.87	4,522.79	In Progress
	Stove / Refrigerator	1465.1		0	20,000	19,962.36	19,962.36	Complete
	Playground Equipment	1475		0	15,000	26,415.73	26,415.73	In Progress
	Repair Gutters	1460		10,000	0			Cancel
	Remodel Apartments	1460		9,000	0			Cancel
	Siding Replacing Stucco	1460		0	50,000	52,500	52,500	Complete
006	Carpet	1460		0	7,000	787.90	787.90	Complete
	Tile	1460		0	3,000	182.12	182.12	Complete
	Furnace / Air	1460		0	9,000	7,397.53	7,397.53	Complete
	Roofing	1460		0	2,000	0	0	Move to 04'
	Remodel Apartments	1460		14,746	10,000	0	0	Cancel
	Stove/Refrigerator	1465.1		25,000	5,000	0	0	Cancel
	Exterior Repair	1460		15,000	0			Cancel
	Plumbing	1460		0	2,475.00	2,717.82	2,717.82	Complete

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

PHA Name: Hall County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2002</b>			
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	
007	Carpet	1460		0	6,000	0	0	Cancel
007	Tile	1460		0	4,000		0	Cancel
	Playground Equipment	1475		0	10,282	26,415.73	26,415.73	In Progress
	Exterior Repair	1460		15,000	0			Cancel
	Remodel Interior	1460		15,000	0			Cancel

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

PHA Name: Hall County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P00350102 Replacement Housing Factor No:				<b>Federal FY of Grant: 2002</b>	
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	
HA Wide	6/30/04		6/30/04	6/30/06			
001	6/30/04		6/30/04	6/30/06			
002	6/30/04		6/30/04	6/30/06			
003	6/30/04		6/30/04	6/30/06			
005	6/30/04		6/30/04	6/30/06			
006	6/30/04		6/30/04	6/30/06			
007	6/30/04		6/30/04	6/30/06			

**ATTACHMENT B**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	70,000	53,132	53,132	53,132
4	1410 Administration	55,199	42,855	42,855	0
5	1411 Audit	3,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	3,030	3,030	1,000
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000	16,474	16,474	16,474
10	1460 Dwelling Structures	177,392	192,568.84	192,568.84	153,574.69
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	39,119.14	39,119.14	39,119.14
12	1470 Nondwelling Structures	90,000	12,215.23	12,215.23	847.21
13	1475 Nondwelling Equipment	66,397	69,155.79	69,155.79	69,155.79
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Hall County Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P00350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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XOriginal Annual Statement  Reserve for Disasters/ Emergencies XRevised Annual Statement (revision no: 1)  
 XPerformance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	551,988	428,550	428,550	333,302.83
22	Amount of line 21 Related to LBP Activities	10,000	2,761.22	2,761.22	2,761.22
23	Amount of line 21 Related to Section 504 compliance	5,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	60,000	53,132	53,132	53,132
25	Amount of Line 21 Related to Security – Hard Costs	15,000	847.21	847.21	847.21
26	Amount of line 21 Related to Energy Conservation Measures	30,000	33,019.36	33,019.36	33,019.36

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Administration (E.D., Contract Administrator, Maintenance Staff)	1410		55,199	42,855	42,885	0	In Progress
	Maintenance Vehicles	1475	2	40,000	48,604.44	48,604.44	48,604.44	Completed
	Parking Lot Maintenance	1450		20,000	8,429.04	8,429.04	8,429.04	Completed
	Audit	1411		3,000	0			Cancel
	Fees & Costs	1430		15,000	3,030	3,030	1,000	In Progress
	Landscaping	1450		20,000	20,000	8,044.96	8,044.96	Completed
	GIPD Officer (1 yrs.)	1408		60,000	52,250	52,250	52,250	Completed
	Software Upgrade	1408		5,000	882	882	882	Completed
	Training	1408		5,000	0			Canceled
	Benches, Tables, Concrete	1475		26,397	20,551.35	20,551.35	20,551.35	Completed
001	Carpet	1460		3,000	528.95	528.95	528.95	Completed
	Tile	1460		2,000	0	0	0	Cancel
	Faucets / Plumbing / Toilets	1460		4,000	0	0	0	Cancel
	Plumbing	1450		5,000	0	0	0	Cancel
002	Carpet	1460		7,000	2,557.29	2,557.29	2,557.29	Completed
	Tile	1460		3,000	130.16	130.16	130.16	Completed
	Faucet / Plumbing	1460		12,000	56,444.20	56,444.20	55,846.50	In Progress
	Bathroom Improvements / Carry 02'	1460			38,396.45	38,396.45	0	In Progress
	Sink / Countertops	1460		12,000	0	0	0	Cancel

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350103 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	
	Tile / Carpet	1470		40,000	0	0	0	Move 03A
002	Elevator	1460		2,500	0	0	0	Cancel
	Boiler	1460		2,500	17,664.34	17,664.34	17,664.34	Complete
003	Carpet	1460		7,000	6,765.97	6,765.97	6,765.97	Complete
	Tile	1460		3,000	0	0	0	Cancel
	Faucet / Plumbing	1460		4,000	1,028.52	1028.52	1028.52	Complete
	Elevator	1460		2,500	3,761.21	3,761.21	3,761.21	Complete
	Boiler	1460		2,500	23,177.67	23,177.67	23,177.67	Complete
	Patio Overhang	1470		10,000	5,684.01	5684.01	0	In Progress
005	Carpet	1460		10,000	3,217.65	3,217.65	3,217.65	Complete
	Tile	1460*		5,000	96.33	96.33	96.33	Complete
	Furnace / Air	1460		24,000	33,019.36	33,019.36	33,019.36	Complete
	Carpet / Tile / Flooring	1470		20,000	0	0	0	Cancel
	Camera Equipment	1470		15,000	847.21	847.21	847.21	Complete
	Stove / Refrigerator	1465.1		30,000	36,037.54	36,037.54	36,037.54	Complete
	Roof Improvements	1460		20,000	1,305.50	1305.50	1305.50	Complete
	Patio Overhang	1470		5,000	5,684.01	5,684.01	0	In Progress
	Faucet / Plumbing	1460		6,392	932.94	932.94	932.94	Complete
006	Carpet	1460		7,000	302.63	302.63	302.63	Complete
	Tile	1460		3,000	0	0	0	Cancel
	Exterior Modernization (Paint/Siding)	1460		20,000	2,761.22	2,761.22	2,761.22	Complete

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

PHA Name: Hall County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2003</b>			
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	
	Furnace / Air	1460		6,000	0	0	0	Cancel
006	Stove / Refrigerator	1465.1			3,081.60	3,081.60	3,081.60	Complete
007	Carpet	1460		5,000	478.45	478.45	478.45	Complete
	Tile	1460		3,000	0	0	0	Cancel
	Exterior Modernization (Siding/Downspouts)	1460		1,000	0	0	0	Cancel
	* = added \$4,367.57 of 1470 to this							

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

PHA Name: Hall County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P00350103 Replacement Housing Factor No:				<b>Federal FY of Grant: 2003</b>	
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	
HA Wide	9/30/04		12/31/04	9/30/06			
001	9/30/04		12/31/04	9/30/06			
002	9/30/04		12/31/04	9/30/06			
003	9/30/04		12/31/04	9/30/06			
005	9/30/04		12/31/04	9/30/06			
006	9/30/04		12/31/04	9/30/06			
007	9/30/04		12/31/04	9/30/06			

**ATTACHMENT C**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350203 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: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	4,000	10,750	10,750	0
4	1410 Administration	9,051	9,051	9,051	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	20,463	12,957.65	2,620.76	2,285.00
10	1460 Dwelling Structures	37,000	44,693.78	18,429.67	16,792.92
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	20,000	13,061.57	13,061.57	0
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				

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

<b>PHA Name:</b> Hall County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 XPerformance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	90,514	90,514	53,913	19,077.92
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	15,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	4,000	10,750	10,750	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	5,000	7,512.51	7,512.51	7,512.51

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

PHA Name: Hall County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P00350203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Administration (E.D., Contract Administrator, Maintenance Staff)	1410		9,051	9,051	9,051		Open
	GIPD Officer (cover cost increase)	1408		4,000	10,750	10,750.00	0	Open
	Landscaping	1450		20,463	6807.75	2620.76	2285.00	In Progress
001	Faucets / Plumbing / Toilets	1460		12,000	6,149.90	0	0	Open
002	Tile / Carpet	1470		20,000	13,061.57	13,061.57	0	In Progress
	Tile / Carpet	1460			1,384.38	1,384.38	0	In Progress
003	Faucet / Plumbing	1460		10,000	135.41	135.41	135.41	Completed
	Tile / Carpet	1460			1839.80	252.37	0	In Progress
005	Furnace / Air	1460		5,000	7,512.51	7,512.51	7,512.51	Completed
	Tile / Carpet	1460			4,501.79	0	0	In Progress
006	Exterior Modernization	1460		10,000	9,145.00	9,145.00	9,145.00	Completed

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

PHA Name: Hall County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P00350203 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	
HA Wide	2/13/06			2/13/08			
001	2/13/06			2/13/08			
002	2/13/06			2/13/08			
003	2/13/06			2/13/08			
005	2/13/06			2/13/08			
006	2/13/06			2/13/08			

**ATTACHMENT D**  
**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Hall County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1)</b>					
<b>XPerformance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
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	\$50,000.00	\$50,000.00		
4	1410 Administration	\$51,906.00	\$52,150.00	52,150	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00	\$10,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00	\$30,000.00		
10	1460 Dwelling Structures	\$203,158.00	\$205,354.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$129,500.00	\$129,500.00		
13	1475 Nondwelling Equipment	\$44,500.00	\$44,500.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$519,064.00	\$521,504.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$20,000.00	\$20,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$50,000.00	\$50,000.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$18,500.00	\$18,500.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$22,500.00	\$22,500.00		

**ATTACHMENT D  
CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Hall County Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P00350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Administration	1410		51,906	52,150	52,150		
	Fees & Costs	1430		10,000				
	G.I.P.D. Officer	1408		50,000				
	Lighting	1470		5,000				
	Concrete	1450		5,000				
	Handicap door opener	1470		5,000				
	Occupied Carpet Replacement	1460		10,000				
001	Carpet & Tile	1460		3,000				
	Plumbing / Toilets	1460		3,000				
	Water Heaters	1460		2,000				
	Attic Insulation	1460		7,500				
	Cabinet Replacement	1460		10,000				
002	Retaining Wall (Trash)	1470		5,000				
	Carpet & Tile	1460		5,000				
	Plumbing	1460		35,000				
	Elevator	1460		2,500				
	Boiler	1460		2,500				
	Community Room Upgrade	1470		10,000				
	Door Replacement	1470		5,000				
	Digital Video Recorder	1470		5,000				
	Handicap Door opener	1470		2,500				
003	Carpet & Tile	1460		5,000				
	Plumbing	1460		5,000	\$7,196			
	Elevator	1460		2,500				
	Boiler	1460		2,500				

**ATTACHMENT D**  
**CAPITAL FUND PROGRAM TABLES START HERE**

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Hall County Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P00350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Tile	1470		10,000				
	Digital Video Recorder	1470		5,000				
	Retaining Wall (Trash)	1470		5,000				
	Pressure Pump	1470		30,000				
005	Roof Repair	1460		20,000				
	Security Equipment	1475		2,500				
	Laundry Room Flooring	1470		10,000				
	Retaining Wall (Trash)	1470		7,500				
	Painting	1470		2,000				
	Plumbing	1460		5,000				
	Carpet / Tile	1460		5,000				
	Handicap Door Opener	1470		12,500				
	Furnace / Air (Common Areas)	1475		35,000				
	Water Heater	1475		7,000				
	Water Heaters	1460		3,000				
	Drainage Problem	1450		15,000				
	Paint / Carpet Common Hallway	1470		10,000				
	Bathroom Remodel	1460		5,000				
	Door Replacement	1460		2,500				
006	Landscaping	1450		10,000				
	Plumbing	1460		5,000				
	Carpet / Tile	1460		2,500				
	Roof Repair	1460		10,000				
	Attic Insulation	1460	12-15	15,000				
	Interior Modernization	1460		10,000				
	Exterior Modernization	1460		13,658				

**ATTACHMENT D  
CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>								
PHA Name: Hall County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P00350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
007	Carpet / Tile	1460		5,000				
	Interior Modernization	1460		5,000				
	Peep Holes	1460		1,000				

**ATTACHMENT D  
CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule</b>							
PHA Name: Hall County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: NE26P00350104 Replacement Housing Factor No:				<b>Federal FY of Grant: 2004</b>
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	
HA Wide	6/30/06	6/30/06		6/30/08	6/30/08		
001	6/30/06	6/30/06		6/30/08	6/30/08		
002	6/30/06	6/30/06		6/30/08	6/30/08		
003	6/30/06	6/30/06		6/30/08	6/30/08		
005	6/30/06	6/30/06		6/30/08	6/30/08		
006	6/30/06	6/30/06		6/30/08	6/30/08		
007	6/30/06	6/30/06		6/30/08	6/30/08		