

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2007 - 2011

Streamlined Annual Plan for Fiscal Year 2007

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Macon Housing Authority **PHA Number:** GA-007

PHA Fiscal Year Beginning: (01/2007)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2007 - 2011

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Housing Authority of the City of Macon, Georgia is to add value to our community and the lives of those we serve through quality housing, support services, and community development. To this end, our broad goals are:
- Offer the quality affordable housing of choice
 - Create opportunities for homeownership
 - Promote the economic and social upward mobility of public housing residents
 - Create and support healthy, socially viable neighborhoods
 - Operate in a fiscally responsible manner
 - Serve as the lead community development partner of our city and the community
 - Impact homelessness
 - Promote equal housing opportunity for all.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)

- Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or

- families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Goal One: Operate the Macon Housing Authority's Public Housing and Section 8 programs to industry standards.

- 1. Obtain no less than "Standard Performer" designation based on the Public Housing Assessment System (PHAS).**
- 2. Obtain no less than "Standard Performer" designation based on the Section 8 Management Assessment Program (SEMAP).**
- 3. Operate all federally funded housing programs with no unresolved review findings carried over between reviews.**
- 4. Operate all MHA programs in compliance with all applicable fair housing and equal opportunity regulations.**
- 5. Maintain a Section 8 Administration Plan and a Public Housing Admissions and Continued Occupancy Policy in compliance with current regulations.**

Goal Two: Provide Homeownership opportunities for low and moderate-income families.

- 1. Assist the City and non-profit developers in their efforts to provide first time homeownership.**
- 2. Install and operate a Section 8 homeownership program.**
- 3. Offer lease purchase homeownership program through HOPE VI.**

Goal Three: Operate MHA's federally funded housing programs in a fiscally responsible manner.

- 1. Maintain PH operating reserves at a level of at least 30% of one year's total routine expenditures.**
- 2. Maintain Section 8 Administrative operating reserve to HUD standard levels.**

3. Operate without any unresolved fiscal audit findings carried over between fiscal audits.
4. Complete the Oglethorpe Homes HOPE VI program substantially on schedule and with budgeted, as amended.

Goal Four: Provide a safe and opportunity-rich living environment in MHA Public Housing neighborhoods.

1. Provide opportunities for social and economic development, leading to increased self-sufficiency and independence for families, senior, and the handicapped.
2. If funding is provided, operate the Family Self-Sufficiency Program for Public Housing residents and Section 8 residents.
3. Maintain on-site services leases and MOAs with at least twenty agencies.
4. Operate the Family Investment Center so as to offer the services of at least ten agencies to 700 people per year.
5. Develop and maintain viable Resident Associations in all non-scattered MHA sites. Objective is accomplished when five sites meet MHA funding criteria.
6. Apply to HUD for funding of a Public Housing Family Self-Sufficiency Coordinator for the elderly and disabled.

Goal Five: Impact homelessness.

1. Maintain a local homeless preference system and referral MOAs with local agencies.
2. Operate Grove Park Village as a 40-unit permanent supportive housing development.

Goal Six: Maintain the Public Housing physical plant in satisfactory condition.

1. Obtain PHAS unit inspection score of no less than 20 points.
2. Complete all preventive maintenance routines in accordance with system plan.
3. Complete 99% of emergency work requests within 24 hours.
4. Complete 90% of non-emergency work orders before year-end.
5. Expend Capital Grant Program Funds within four years of award.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[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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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input 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	2,323		100
Extremely low income <=30% AMI	2,187	94	
Very low income (>30% but <=50% AMI)	124	5	
Low income (>50% but <80% AMI)	12	1	
Families with children	1,302	56	
Elderly families	58	2	
Families with Disabilities	179	8	
Race/ethnicity:			
African-American	2,120	91.26	
Race/ethnicity: Caucasian	186	8.01	
Race/ethnicity: Hispanic	3	0.13	
Race/ethnicity:			
American Indian	14	0.6	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	969	42	
2 BR	794	34	
3 BR	401	17	
4 BR	131	6	
5 BR	27	1	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? One month			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> 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	1,856		500
Extremely low income <=30% AMI	1,607	87	
Very low income (>30% but <=50% AMI)	226	12	
Low income (>50% but <80% AMI)	23	.0129	
Families with children	1,502	80	
Elderly families	57	.03	
Families with Disabilities	112	.06	
Race/ethnicity:			
African-American	1,784	97	
Race/ethnicity: Caucasian	69	.037	
Race/ethnicity: Other	3	.0016	
Race/ethnicity:			
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)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 24 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Homeless/displaced, per local preference.			

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)

PH admissions preferences for elderly

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)

PH admissions preferences for disabled

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)
Develop a broad range of affordable housing opportunities in inner-city, mid-town, and suburban locations.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$6,091,010	
b) Public Housing Capital Fund	\$3,247,337	
c) HOPE VI Revitalization		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$16,253,938	
f) Resident Opportunity and Self-Sufficiency Grants	\$56,301	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Graduation Incentive Bonus Program	\$180,000	Housing Self-Sufficiency
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$500,000	Revitalization
Capital Fund FY 2005	\$200,135	Repairs/Modernization
Capital Fund FU 2006	\$3,076,818	Repairs/Modernization
3. Public Housing Dwelling Rental Income	\$1,831,838	PH Operations
4. Other income (list below)		
Miscellaneous Income	\$100,000	PH Operations
5. Non-federal sources (list below)		
Interest Income	\$150,000	PH Operations
Total resources	\$31,687,377	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: **Varies by market conditions; usually less than one month, when size of waiting list allows.**

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

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe) **Utility verification**

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists **(At select properties managed by private property firms)**
- Other (describe)

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

- PHA main administrative office
- PHA development site management office **(Site offices of privately managed developments owned by MHA)**
- 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? **Yes**
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
2009 Vineville	01/14/2005	70% Black / 30% White	70% Black / 30% White	No change
Tattnall Place	01/01/2006	74% Black / 26% White	74% Black / 26% White	No change

- 2. What is the number of site based waiting list developments to which families may apply at one time? **2 (2009 Vineville and Tattnall Place)**

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

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

The complaint stems from MHA's conventional Public Housing waiting list, not either of MHA's site based lists. Though MHA has not officially responded (complaint just filed in early October 2006), all of MHA's waiting lists are administered according to all FHEO rules and regulations.

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**

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? **All**

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):

Site office of contract private property managers at developments with site based waiting lists.

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

Please note that the Annual Plan format does not allow an adequate description of the transfer mechanism. By definition, a transfer (including the overhoused and underhoused) represents a choice to give the transfer a priority over a possible admission from the waiting list. In general, MHA processes those transfers when vacancies and turnover are low, by development.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below):
See Attachment T (ga007t03)

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 **NO**

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence **No**
- Substandard housing **No**
- 2** Homelessness
- High rent burden **No**

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
- Other preference(s) (list below)
See Attachment T (ga007t03)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: **The pool of applicant families ensures that the PHA will meet income targeting requirements -- see Attachment S (ga007s03)**

(5) Occupancy

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

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

Post and comment on new policies as required, combined with resident meetings as needed.

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

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

(6) Deconcentration and Income Mixing

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

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
NOT APPLICABLE			

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)

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)
Current and previous landlord information and addresses.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)
At sites as determined by MHA and publicly advertised when the waiting list becomes open.

(3) Search Time

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

If yes, state circumstances below:

MHA issues all vouchers for an initial period of 120 days. Extensions beyond this are reviewed on a case-by-base basis, at MHA's discretion and according to HUD's policy and MHA's administrative plan

(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)

**Local homeless definition and disabled referred through local agency MOU.
See Attachment U (ga007u03)**

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 **No**

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence **No**
- Substandard housing **No**
- Homelessness **No**
- High rent burden **No**

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)
See Attachment U (ga007u03)

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)

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

f. Rent re-determinations:

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

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

Flat rent families report changes in family composition at the time it occurs; changes in income are reported at recertification every three years. Income based rent families report changes in family composition and decreases in income at the time it occurs. Such families report increases in income at annual reexamination or at the times specified in the policy.

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)

Survey of similar units outside the neighborhood adjusted for market differences

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 (Normal for vouchers)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

Applies at MHA discretion to the planned Section 8 Homeownership Program.

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)

See note on Section 8 Homeownership Program in *Question a.* above

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: **Oglethorpe Homes**

Development (project) number: **GA 7-1**

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

Development name: **Tindall Heights**

Development (project) number: **GA 7-2**

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development **NOTE: MHA is in process of developing a revitalization plan for Tindall Heights. It is**

expected that this plan will involve mixed-financing, but may or may not involve HOPE VI. This will depend on the status of the HOPE VI program, the probable competitiveness of Tindall Heights within the NOFA, and the feasibility of other alternatives.

- 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:
Tindall Heights (See note in b above)
- 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:
HOPE VI revitalization of Oglethorpe Homes (to be completed during plan year)
HOPE VI or other mixed-finance revitalization of Tindall Heights
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

The Macon Housing Authority is investigating the disposition of some or all of its public housing sites through a third party in order to gain the necessary mixed-finance capital to make the improvements required for an appropriate environment for Macon’s public housing residents. This process will be a multi-year process and engaged in only after a full discussion with MHA’s residents and HUD’s approval of the various mixed-finance transactions. We believe this concept falls outside of section 18 due to our understanding of a new demolition/disposition regulation about to be issued by HUD. If our interpretation of the regulation is disputed by HUD, then MHA will fully comply with the disposition process.

Demolition/Disposition Activity Description
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 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:
In addition to already established admissions criteria, MHA will impose eligibility criteria as found in Attachment X.

- c. What actions will the PHA undertake to implement the program this year (list)?
Management will present the plan to MHA's Board of Commissioners to seek approval of a resolution for the program implementation. Once the plan is approved, Management will proceed to implement the plan according to policy.

(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 2006 - 2010.

See Attachment E (ga007e03)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it

defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which also require formal approval of the Board of Commissioners. Ordinary changes in operating policies and procedures will not normally be considered to be substantial deviations or significant amendments or modifications, even if approved by the Board of Commissioners, nor will changes in the lease or other policies so long as these policies affecting residents have been exposed to the posting and comment process where required.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

See Attachment D (ga007d03)

- 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:

Drafts of our Capital Fund Program Annual Plan and Five-Year Plan were amended to include items recommended by Resident Advisory Boards.

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Mrs. Joann T. Fowler

Method of Selection:

Appointment
The term of appointment is (include the date term expires): Mrs. Fowler's full five-year term expires June 21, 2007

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

Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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

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

Date of next term expiration of a governing board member: **October 30, 2006**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **The Honorable C. Jack Ellis, Mayor of the City of Macon.**

(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: The City of Macon, Georgia

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) **MHA properly notified the Local Jurisdiction of opportunities to provide input into the Agency Plan including, but not limited to, the public hearing. The City of Macon Department of Economic and Community Development sent a representative to the public meeting held on September 14, 2006, and his comments were considered.**

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

The Consolidated Plan of the City of Macon supports MHA's Annual Plan by offering collaborative efforts to help MHA remove barriers to affordable housing when needed. Additionally, the Consolidated Plan outlines its goals to help end homelessness and supports MHA's use of the local homeless preference.

(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.

See Attachment K

- 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:)

Need to expand and/or preserve affordable housing opportunities for low to moderate income renters, both general occupancy and special needs groups, in a variety of neighborhood settings.

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

Pearl Stephens Village, 54 units, Napier Avenue

Colony West Apartments, 27 units, Bloomfield Road

Vineville Christian Towers, 25 units, Vineville Avenue

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
XX	<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
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	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
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	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
XX	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
XX	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
XX	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
XX	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
XX	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
XX	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program (Section 19 of the Section 8 Administrative Plan).	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	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
XX	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	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
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
XX	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Attachment M (ga007m03) – FFY 2003 (GA06P00750103)

Attachment N (ga007n03) – FFY 2003-1 (GA06P00750203)

Attachment O (ga007o03) – FFY 2004 (GA06P00750104)

Attachment P (ga007p03) – FFY 2005 (GA06P00750105)

Attachment B (ga007b03) – FFY 2006 (GA06P00750106)

Attachment A (ga007a01) – FFY 2007 (GA06P00750107)

13. Capital Fund Program Five-Year Action Plan

Attachment C (ga007c03) – Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750107 N/A		Federal FY of Grant: FFY 2007	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: __)			
Performance and Evaluation Report for Period Ending: _____		Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations	\$66,800					
3	1408 Management Improvements Soft Costs	\$20,000					
	Management Improvements Hard Costs	\$0					
4	1410 Administration	\$290,000					
5	1411 Audit	\$0					
6	1415 Liquidated Damages	\$0					
7	1430 Fees and Costs	\$460,000					
8	1440 Site Acquisition	\$0					
9	1450 Site Improvement	\$398,858					
10	1460 Dwelling Structures	\$708,079					
11	1465.1 Dwelling Equipment—Nonexpendable	\$28,600					
12	1470 Non-dwelling Structures	\$850,000					
13	1475 Non-dwelling Equipment	\$150,000					
14	1485 Demolition	\$0					
15	1490 Replacement Reserve	\$0					
16	1492 Moving to Work Demonstration	\$0					
17	1495.1 Relocation Costs	\$250,000					
18	1499 Development Activities	\$25,000					
19	1501 Collateralization Expenses or Debt Service	\$0					
20	1502 Contingency	\$0					
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,247,337					
22	Amount of line 21 Related to LBP Activities	\$5,000					
23	Amount of line 21 Related to Section 504 compliance	\$0					
24	Amount of line 21 Related to Security –Soft Costs	\$5,000					
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/CFP RHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: GA06P00750107 Replacement Housing Factor Grant No: N/A		Federal FY of Grant: FFY 2007				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>							
	MHA Operations	1406.00	L.S.	\$40,000.00				
	Tatnall Place Operations	1406.00	L.S.	\$6,000.00				
	2009 Vineville Housing Operations	1406.00	L.S.	\$20,800.00				
	Sub Total			\$66,800.00				
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	Resident Job Development	1408.00	L.S.	\$5,000.00				
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$5,000.00				
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00				
	Security	1408.00	L.S.	\$5,000.00				
Sub Total			\$20,000.00					
PHA-WIDE	<u>ADMINISTRATION</u>							
	Clerical	1410.10	1	\$33,000.00				
	Custodians	1410.10	1	\$30,000.00				
	Modernization Coordinator	1410.20	1	\$78,000.00				
	Resident Inspector	1410.20	1	\$64,000.00				
	Fringe Benefits	1410.19	4	\$85,000.00				
Sub Total			\$290,000.00					
GA 7-2/ 2A Tindall Heights GA 7-5 Pendleton Homes PHA Wide PHA Wide	<u>ARCHITECTURAL & ENGINEERING FEES</u>							
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$245,000.00				
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$100,000.00				
	Consultant Fee Asset Management study	1430.00	L.S.	\$100,000.00				
	Consultant Costs for Section 504 study	1430.00	L.S.	\$15,000.00				
Sub Total			\$460,000.00					

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750107 N/A		Federal FY of Grant: FFY 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	<u>PHYSICAL IMPROVEMENTS</u>								
GA 7-2 Tindall Heights Phase (I)	Landscaping	1450.00	L.S.	\$72,698.00					
GA 7-2 Tindall Heights Phase (I)	Replace sidewalks, add fencing, rework playground, resurface parking areas.	1450.00	L.S.	\$76,160.00					
GA 7-2 Tindall Heights Phase (I)	Abate lead based paint	1460.00	20 Units	\$49,042.00					
GA 7-2 Tindall Heights Phase (I)	Handicap units (504 Compliance)	1460.00	20 Units	\$8,365.00					
GA 7-2 Tindall Heights Phase (I)	Replace Flooring	1460.00	20 Units	\$29,042.00					
GA 7-2 Tindall Heights Phase (I)	Replace Entry locks	1460.00	20 Units	\$3,750.00					
GA 7-2 Tindall Heights Phase (I)	Install New window shades	1460.00	20 Units	\$3,750.00					
GA 7-2 Tindall Heights Phase (I)	Repair Exterior Door Jamb	1460.00	20 Units	\$3,750.00					
GA 7-2 Tindall Heights Phase (I)	Installed vented range hood	1460.00	20 Units	\$9,520.00					
GA 7-2 Tindall Heights Phase (I)	Interior Painting	1460.00	20 Units	\$23,078.00					
GA 7-2 Tindall Heights Phase (I)	Replace Screen Doors and Hardware	1460.00	20 Units	\$6,925.00					
GA 7-2 Tindall Heights Phase (I)	Modernization of Bathrooms	1460.00	20 Units	\$54,810.00					
GA 7-2 Tindall Heights Phase (I)	Modernization of Kitchens	1460.00	20 Units	\$46,157.00					
GA 7-2 Tindall Heights Phase (I)	Misc. Electrical	1460.00	20 Units	\$23,078.00					
GA 7-2 Tindall Heights Phase (I)	Misc. Plumbing lines	1460.00	20 Units	\$31,732.00					
GA 7-2 Tindall Heights Phase (I)	Replace Hot Water Heaters	1460.00	20 Units	\$10,675.00					
GA 7-2 Tindall Heights Phase (I)	Reconfigure dwelling units	1460.00	20 Units	\$14,110.00					
GA 7-2 Tindall Heights Phase (I)	Replace Weather-stripping on exterior doors	1460.00	20 Units	\$12,982.00					
GA 7-2 Tindall Heights Phase (I)	Replace interior doors	1460.00	20 Units	\$15,290.00					
GA 7-2 Tindall Heights Phase (I)	Hydronic Heating	1460.00	20 Units	\$40,387.00					
GA 7-2 Tindall Heights Phase (I)	Air-conditioning	1460.00	20 Units	\$21,636.00					
GA 7-2 Tindall Heights	Replacement of HVAC Equipment in AMC Building	1470.00	LS	\$10,000.00					
GA 7-2/ 2A Tindall Heights	Relocation	1495.10		\$250,000.00					
	Sub Total			\$816,937.00					

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750107 N/A		Federal FY of Grant: FFY 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 7-5 Pendleton Homes	Replace Clothelines	1450.00	L.S.	\$150,000.00				
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	1460.00	50 Units	\$150,000.00				
GA 7-5 Pendleton Homes	Replace Floor Tiles	1460.00	50 Units	\$100,000.00				
GA 7-5 Pendleton Homes	Misc. Plumbing Repairs	1460.00	50 Units	\$50,000.00				
GA 7-5 Pendleton Homes	Replacement of HVAC Equipment in AMC Building	1470.00	LS	\$15,000.00				
GA 7-6 Felton Homes	Renovation/ Addition of Community Space	1470.00	L.S.	\$800,000.00				
GA 7-6 Felton Homes	Replacement of HVAC Equipment in AMC Building	1470.00	LS	\$15,000.00				
GA 7-7 Mounts Homes	Replacement of HVAC Equipment in AMC Building	1470.00	LS	\$10,000.00				
GA 7-8 Davis Homes	Replace Refrigerators	1465.10	58 Units	\$28,600.00				
PHA Wide	Modifications of side walks for accessibility to Comply with Section 504 Requirements	1450.00	L.S.	\$100,000.00				
PHA Wide	Upgrade Computer System	1475.00	L.S.	\$150,000.00				
	Sub Total			\$1,568,600.00				
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$25,000.00				
	GRAND TOTAL			\$3,247,337.00				

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750107 N/A	Federal FY of Grant: FFY 2007			
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
PHA- WIDE								
Management Improvements		9/30/2009			9/30/2011			
Administration Cost		9/30/2009			9/30/2011			
Fees and Costs		9/30/2009			9/30/2011			
PHYSICAL IMPROVEMENTS:								
GA 7-5 Pendleton Homes	Replace Clothelines	9/30/2009			9/30/2011			
GA 7-2 Tindall Heights	Revitalization/ Reconstruction	9/30/2009			9/30/2011			
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	9/30/2009			9/30/2011			
GA 7-5 Pendleton Homes	Replace Floor Tiles	9/30/2009			9/30/2011			
GA 7-5 Pendleton Homes	Misc. Plumbing Repairs	9/30/2009			9/30/2011			
GA 7-6 Felton Homes	Addition of Community Space	9/30/2009			9/30/2011			
GA 7-7 Mounts Homes	HVAC	9/30/2009			9/30/2011			
PHA Wide	Modifications to Comply with Section 504 Requirements	9/30/2009			9/30/2011			
GA 7-8 Davis Homes	Replace Refrigerators	9/30/2009			9/30/2011			
PHA Wide	Upgrade Central Computer System	9/30/2009			9/30/2011			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gran		Capital Fund Program GA06P00750106 N/A		Federal FY of Grant: FFY 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u>2</u>)							
Performance and Evaluation Report for Period Ending:				Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations	\$120,800.00	\$51,800.00				
3	1408 Management Improvements Soft Costs	\$20,000.00	\$45,000.00				
	Management Improvements Hard Costs	\$0.00	\$0.00				
4	1410 Administration	\$283,000.00	\$287,000.00				
5	1411 Audit	\$0.00	\$0.00				
6	1415 Liquidated Damages	\$0.00	\$0.00				
7	1430 Fees and Costs	\$350,000.00	\$304,500.00				
8	1440 Site Acquisition	\$0.00	\$0.00				
9	1450 Site Improvement	\$10,000.00	\$0.00				
10	1460 Dwelling Structures	\$0.00	\$0.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00				
12	1470 Non-dwelling Structures	\$2,438,537.00	\$2,534,037.00				
13	1475 Non-dwelling Equipment	\$0.00	\$0.00				
14	1485 Demolition	\$0.00	\$0.00				
15	1490 Replacement Reserve	\$0.00	\$0.00				
16	1492 Moving to Work Demonstration	\$0.00	\$0.00				
17	1495.1 Relocation Costs	\$0.00	\$0.00				
18	1499 Development Activities	\$25,000.00	\$25,000.00				
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00				
20	1502 Contingency	\$0.00	\$0.00				
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,247,337.00	\$3,247,337.00				
22	Amount of line 21 Related to LBP Activities	\$5,000.00	\$5,000.00				
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00				
24	Amount of line 21 Related to Security --Soft Costs	\$5,000.00	\$5,000.00				
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00				
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00				

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750106 N/A		Revision # 2		Federal FY of Grant: FFY 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-WIDE	<u>OPERATIONS</u>								
	MHA Operations	1406.00	L.S.	\$120,800.00	\$25,000.00				
	Tatnall Place Operations	1406.00	L.S.		\$6,000.00				
	2009 Vineville Housing Operations	1406.00	L.S.		\$20,800.00				
	Sub Total			\$120,800.00	\$51,800.00				
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>								
	Resident Job Development	1408.00	L.S.	\$5,000.00	\$5,000.00				
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$5,000.00	\$20,000.00				
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00	\$5,000.00				
	Consultant Fee/ Staff Training/ Incidentals	1408.00	L.S.		\$10,000.00				
	Security	1408.00	L.S.		\$5,000.00				
	Sub Total			\$20,000.00	\$45,000.00				
PHA-WIDE	<u>ADMINISTRATION</u>								
	Clerical	1410.10	1	\$32,000.00	\$33,000.00			Revised	
	Custodians	1410.10	1	\$25,000.00	\$25,000.00				
	Modernization Coordinator	1410.20	1	\$77,000.00	\$78,500.00				
	Resident Inspector	1410.20	1	\$64,000.00	\$65,000.00				
	Fringe Benefits	1410.19	3	\$85,000.00	\$85,500.00				
	Sub Total			\$283,000.00	\$287,000.00				
GA 7-2/ 2A Tindall Heights MHA Central Office Roof GA 7-6 Felton Homes	<u>ARCHITECTURAL & ENGINEERING FEES</u>							Revised	
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$200,000.00	\$150,000.00				
	A & E Fee Costs	1430.00	L.S.	\$0.00	\$4,500.00				
	A & E Fee Costs	1430.00	L.S.	\$150,000.00	\$150,000.00				
	Sub Total			\$350,000.00	\$304,500.00				

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750106 N/A		Revision # 2		Federal FY of Grant: FFY 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	<u>PHYSICAL IMPROVEMENTS</u>								
GA 7-2 Tindall Heights Phase (I)	Landscaping	1450.00	L.S.	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace sidewalks, add fencing, rework playground, resurface parking areas.	1450.00	L.S.	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Abate lead based paint	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Handicap units (504 Compliance)	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace Flooring	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace Entry locks	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Install New window shades	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Repair Exterior Door Jambes	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Installed vented range hood	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Interior Painting	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace Screen Doors and Hardware	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Modernization of Bathrooms	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Modernization of Kitchens	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Misc. Electrical	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Misc. Plumbing lines	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace Hot Water Heaters	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Reconfigure dwelling units	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace Weather-stripping on exterior doors	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Replace interior doors	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Hydronic Heating	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2 Tindall Heights Phase (I)	Air-conditioning	1460.00	20 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-2/ 2A Tindall Heights	Relocation	1495.10		\$0.00	\$0.00			Deleted, will be requested in future years.	
	Sub Total			\$0.00	\$0.00				

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750106 N/A		Revision # 2		Federal FY of Grant: FFY 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
GA 7-4 Murphey Homes	Site Work	1450.00	L.S.	\$5,000.00	\$0.00			Deleted, will be requested in future years.	
GA 7-6 Felton Homes	Site Work	1450.00	L.S.	\$5,000.00	\$0.00			Deleted, will be requested in future years.	
GA 7-7 Mounts Homes	Site Work	1450.00	L.S.	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-14 Scattered Sites	Site Work	1450.00	L.S.	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	1460.00	50 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-5 Pendleton Homes	Replace Floor Tiles	1460.00	50 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-5 Pendleton Homes	Misc. Plumbing Repairs	1460.00	50 Units	\$0.00	\$0.00			Deleted, will be requested in future years.	
GA 7-6 Felton Homes	Addition of Community Space	1470.00	L.S.	\$2,000,000.00	\$1,775,000.00			Revised	
MHA	Roof Replacement on Central Office Building	1470.00	L.S.	\$0.00	\$65,000.00			New Work Item	
GA 7-2 Tindall Heights	Renovation of Community Space	1470.00	L.S.	\$0.00	\$10,000.00			Revised	
GA 7-3 Bowden Homes	Renovation of Community Space	1470.00	L.S.	\$30,000.00	\$24,500.00			Revised	
GA 7-6 Felton Homes	Renovation of Community Space	1470.00	L.S.	\$0.00	\$14,500.00			Revised	
GA 7-9 Davis Homes	Renovation of Community Space	1470.00	L.S.	\$40,000.00	\$19,000.00			Revised	
GA 7-10 Anthony Homes	Renovation of Community Space	1470.00	L.S.	\$40,000.00	\$37,500.00			Revised	
GA 7-11 McAfee Tower	Renovation/ Addition of Common Space	1470.00	L.S.	\$328,537.00	\$588,537.00			Additional Funding. An approved work item in FY 2005. Fungibility of funding.	
	Sub Total			\$2,448,537.00	\$2,534,037.00				
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$25,000.00	\$25,000.00				
	GRAND TOTAL			\$3,247,337.00	\$3,247,337.00				

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00750106 Replacement Housing Factor Grant No: N/A		Capital Fund Program		Federal FY of Grant: FFY 2006 Revision # 2	
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	
<u>PHA- WIDE</u>							
Management Improvements	7/18/2008			7/18/2010			
Administration Cost	7/18/2008			7/18/2010			
Fees and Costs	7/18/2008			7/18/2010			
<u>PHYSICAL IMPROVEMENTS:</u>							
GA 7-2 Tindall Heights	Revitalization/ Reconstruction	N/A			N/A		
GA 7-4 Murphey Homes	Site Work	N/A			N/A		
GA 7-6 Felton Homes	Site Work	N/A			N/A		
MHA	Roof Replacement on Central Office Building		7/18/2008		7/18/2010		
GA 7-3 Bowden Homes	Renovation of Community Space	7/18/2008			7/18/2010		
GA 7-6 Felton Homes	Addition of Community Space	7/18/2008			7/18/2010		
GA 7-9 Davis Homes	Renovation of Community Space	7/18/2008			7/18/2010		
GA 7-10 Anthony Homes	Renovation of Community Space	7/18/2008			7/18/2010		
GA 7-11 McAfee Towers	Renovation/ Addition of Community Space	7/18/2008			7/18/2010		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<u> X </u> Original 5-Year Plan							
The Housing Authority of city of Macon, Georgia		_____ Revision No:							
Development Number/ Name/HA-Wide	Year 1 FFY Grant : 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011				
<i>PHA- Wide Operations</i>	Annual Statement (Attached)	\$116,800	\$116,800	\$116,800	\$116,800				
<i>PHYSICAL IMPROVEMENTS:</i>									
GA 7-2/2A Tindall Heights		Revitalization/ Reconstruction Phase (II)	\$1,672,037	Revitalization/ Reconstruction Phase (III)	\$1,107,887	Revitalization/ Reconstruction Phase (IV)	\$1,187,837	Revitalization/ Reconstruction Phase (V)	\$2,084,737
GA 7-2/ 2A Tindall Heights		Misc. Repairs	\$0	Replace Roofs	\$115,000	\$0	\$0	\$0	
GA 7-3 Bowden Homes			\$0		\$0	\$128,000	\$0	\$0	
GA 7-4 Murphey Homes			\$15,000		\$0	\$316,750	\$0	\$0	
GA 7-5 Pendleton Homes			\$450,000		\$750,000	\$0	\$0	\$0	
GA 7-6 Felton Homes			\$51,500		\$184,800	\$0	\$0	\$0	
GA 7-7 Mounts Homes			\$0		\$162,000	\$0	\$0	\$0	
GA 7-8 Davis Homes			\$0		\$0	\$17,100	\$0	\$0	
GA 7-9 Davis Homes			\$62,500		\$0	\$37,200	\$0	\$0	
GA 7-10 Anthony Homes			\$0		\$0	\$685,000	\$550,000	\$550,000	
GA 7-11 McAfee Tower			\$53,500		\$0	\$0	\$0	\$0	
GA 7-14 Scattered Sites			\$36,000		\$0	\$21,500	\$0	\$0	
GA 7-15 Willingham Courts			\$0		\$12,000	\$0	\$7,000	\$7,000	
GA 7-17 Roff/ Markwalter			\$0		\$12,000	\$0	\$7,000	\$7,000	
GA 7-19 Bloomfield Way			\$0		\$0	\$25,000	\$150,000	\$150,000	
GA 7-21 Bobby Jones/ Shakespeare			\$45,000		\$0	\$0	\$26,800	\$26,800	
GA 7-24 Martin Place			\$0		\$0	\$14,000	\$0	\$0	
Addition to Central Office			\$0		\$331,850	\$318,150	\$0	\$0	
Upgrade Computer System Authority- Wide			\$0		\$0	\$0	\$0	\$0	
<i>TOTAL for Physical Improvements</i>			\$2,385,537		\$2,675,537	\$2,750,537	\$2,825,537	\$2,825,537	
<i>Mod used for Development</i>			\$25,000		\$25,000	\$25,000	\$25,000	\$25,000	
<i>A & E Fees</i>			\$290,000		\$0	\$75,000	\$0	\$0	
<i>Management Improvements</i>			\$20,000		\$20,000	\$20,000	\$20,000	\$20,000	
<i>Administration Costs</i>			\$260,000		\$260,000	\$260,000	\$260,000	\$260,000	
<i>Relocation Costs</i>			\$150,000		\$150,000	\$0	\$0	\$0	
CFP Funds Listed for 5-year Planning		\$3,247,337		\$3,247,337	\$3,247,337	\$3,247,337	\$3,247,337		
Replacement Housing Factor Funds	\$73,971	\$73,971		\$73,971	\$73,971	\$73,971	\$73,971		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY 2007	Activities for Year : 2 FFY Grant: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/ Name	Major Work Categories	Estimated Cost
Annual Statement (Attached)	PHA - WIDE	Operations	\$ 116,800.00	PHA - WIDE	Operations	\$ 116,800.00
	PHYSICAL IMPROVEMENTS:			PHYSICAL IMPROVEMENTS:		
	GA 7-2 Tindall Heights (Phase II)	Landscaping replace sidewalks, add fencing, rework playground, resurface Abate lead based paint Handicap units (504 Compliance) Replace Flooring Replace Entry locks Install New window shades Repair Exterior Door Jambs Installed vented range hood Interior Painting Hardware Renovate Bathrooms Renovate Kitchens Misc. Electrical Misc. Plumbing lines Replace Hot Water Heaters Reconfigure dwelling units Replace Weather-stripping on exterior doors Replace interior doors Hydronic Heating Air-conditioning Misc. (Contingency)	\$ 173,246.00 \$ 181,495.00 \$ 223,080.00 \$ 20,740.00 \$ 137,278.00 \$ 6,434.00 \$ 8,583.00 \$ 6,434.00 \$ 21,450.00 \$ 53,626.00 \$ 13,945.00 \$ 128,695.00 \$ 107,245.00 \$ 53,626.00 \$ 53,626.00 \$ 24,882.00 \$ 103,795.00 \$ 30,020.00 \$ 34,315.00 \$ 193,045.00 \$ 51,477.00 \$ 45,000.00	GA 7-2 Tindall Heights (Phase III)	Landscaping replace sidewalks, add fencing, rework playground, resurface Abate lead based paint Handicap units (504 Compliance) Replace Flooring Replace Entry locks Install New window shades Repair Exterior Door Jambs Installed vented range hood Interior Painting Hardware Renovate Bathrooms Renovate Kitchens Misc. Electrical Misc. Plumbing lines Replace Hot Water Heaters Reconfigure dwelling units Replace Weather-stripping on exterior doors Replace interior doors Hydronic Heating Air-conditioning Misc. (Contingency)	\$ 98,576.00 \$ 103,270.00 \$ 126,927.00 \$ 11,801.00 \$ 78,110.00 \$ 3,661.00 \$ 4,882.00 \$ 3,661.00 \$ 12,205.00 \$ 30,511.00 \$ 7,934.00 \$ 73,227.00 \$ 61,022.00 \$ 30,513.00 \$ 30,514.00 \$ 14,157.00 \$ 67,600.00 \$ 17,087.00 \$ 19,525.00 \$ 109,842.00 \$ 29,290.00 \$ 173,572.00
	GA 7-4 Murphey Homes	Replace HVAC Equipment in AMC Building Partial Modernization: Replace Kitchen Cabinets, Floor Tiles, Plumbing	\$ 15,000.00 \$ 450,000.00	GA 7-2A Tindall Heights	Replace Roofs Partial Modernization: Replace Kitchen Cabinets, Floor Tiles, Plumbing	\$ 115,000.00 \$ 450,000.00
	GA 7-5 Pendleton Homes	Site Improvements	\$ 25,000.00	GA 7-5 Pendleton Homes	Replace Roofs	\$ 300,000.00
	GA 7-6 Felton Homes	Install Exhaust fans in bathrooms	\$ 26,500.00	GA 7-6 Felton Homes	Replace Roofs	\$ 184,800.00
	GA 7-9 Davis Homes	Replace Refrigerators	\$ 62,500.00	GA 7-7 Mounts Homes	Replace Roofs	\$ 162,000.00
	GA 7-11 McAfee Tower	Replace Roof (Partial)	\$ 50,000.00	GA 7-15 Willingham Court	Replace Refrigerators	\$ 12,000.00
	GA 7-11 McAfee Tower	Replace Hot Water Heaters	\$ 3,500.00	GA 7-17 Roff/ Markwalter	Replace Refrigerators	\$ 12,000.00
	GA 7-14 Scattered Sites	Replace Refrigerators	\$ 36,000.00	PHA	Central Office Space Addition	\$ 331,850.00
	GA 7-21 Bobby Jones/ Shakespeare	Replace Refrigerators	\$ 45,000.00		Sub Total for Physical Improvements	\$ 1,567,650.00
		Sub Total for Physical Improvements	\$ 713,500.00			
	GA 7-2 Tindall Heights	Architectural & Engineering Fees	\$ 245,000.00			
	GA 7-4 Murphey Homes	Architectural & Engineering Fees	\$ 15,000.00			
	GA 7-6 Felton Homes	Architectural & Engineering Fees	\$ 30,000.00			
		Sub Total	\$ 290,000.00			
	Management Improvements	Resident Job Development Program Minority Business Enterprise/ Section 3 Involvement Lead Based Paint Risk Assessment Security	\$ 5,000.00 \$ 5,000.00 \$ 5,000.00 \$ 5,000.00	Management Improvements	Resident Job Development Program Minority Business Enterprise/ Section 3 Involvement Lead Based Paint Risk Assessment Security	\$ 5,000.00 \$ 5,000.00 \$ 5,000.00 \$ 5,000.00
		Sub Total	\$ 20,000.00		Sub Total	\$ 20,000.00
	Administration Costs	Staff Salaries	\$ 260,000.00	Administration Costs	Staff Salaries	\$ 260,000.00
	Relocation Costs	Relocation cost for residents	\$ 150,000.00	Relocation Costs	Relocation cost for residents	\$ 150,000.00
	PHA-WIDE	Mod For Development	\$ 25,000.00	PHA-WIDE	Mod For Development	\$ 25,000.00
		Total CFP Estimated Cost	\$ 3,247,337.00		Total CFP Estimated Cost	\$ 3,247,337.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/ Name	Major Work Categories	Estimated Cost
PHA - WIDE	Operations	\$ 116,800.00	PHA - WIDE	Operations	\$ 116,800.00
PHYSICAL IMPROVEMENTS:			PHYSICAL IMPROVEMENTS:		
GA 7-2 Tindall	Landscaping	\$ 188,130.00	GA 7-2 Tindall	Landscaping	\$ 256,216.00
Heights (Phase IV)	Replace sidewalks, add fencing, rework playground, resurface parking areas.	\$ 68,671.00	Heights (Phase V)	Replace sidewalks, add fencing, rework playground, resurface parking areas.	\$ 268,422.00
	Abate lead based paint	\$ -		Abate lead based paint	\$ -
	Handicap units (504 Compliance)	\$ 22,523.00		Handicap units (504 Compliance)	\$ 30,676.00
	Replace Flooring	\$ 149,072.00		Replace Flooring	\$ 203,023.00
	Replace Entry locks	\$ 6,987.00		Replace Entry locks	\$ 9,522.00
	Install New window shades	\$ 9,315.00		Install New window shades	\$ 12,687.00
	Repair Exterior Door Jambs	\$ 6,987.00		Repair Exterior Door Jambs	\$ 9,515.00
	Installed vented range hood	\$ 23,297.00		Installed vented range hood	\$ 31,718.00
	Interior Painting	\$ 58,230.00		Interior Painting	\$ 79,302.00
	Hardware	\$ 15,146.00		Hardware	\$ 20,614.00
	Renovate Bathrooms	\$ 139,757.00		Renovate Bathrooms	\$ 190,329.00
	Renovate Kitchens	\$ 116,460.00		Renovate Kitchens	\$ 158,604.00
	Misc. Electrical	\$ 58,230.00		Misc. Electrical	\$ 79,302.00
	Misc. Plumbing lines	\$ 58,230.00		Misc. Plumbing lines	\$ 79,302.00
	Replace Hot Water Heaters	\$ 27,023.00		Replace Hot Water Heaters	\$ 36,800.00
	Reconfigure dwelling units	\$ 114,003.00		Reconfigure dwelling units	\$ 175,687.00
	Replace Weather-stripping on exterior doors	\$ 32,609.00		Replace Weather-stripping on exterior doors	\$ 44,412.00
	Replace interior doors	\$ 37,266.00		Replace interior doors	\$ 50,756.00
	Hydronic Heating	\$ -		Hydronic Heating	\$ 150,000.00
	Air-conditioning	\$ 55,901.00		Air-conditioning	\$ 76,130.00
	Misc. (Contingency)	\$ -		Misc. (Contingency)	\$ 121,720.00
	Sub Total	\$ 1,187,837.00		Sub Total	\$ 2,084,737.00
GA 7-3 Bowden Homes	Replace Roofs	\$ 118,000.00	GA 7-10 Anthony Homes	Replace Covered Twin Pipes	
GA 7-3 Bowden Homes	Replace HVAC Equipment in AMC Building	\$ 10,000.00	GA 7-15 Willingham Court	Storm Drainage- Partial	\$ 550,000.00
GA 7-4 Murphey Homes	Replace Roofs	\$ 316,750.00	GA 7-17 Roff/ Markwalter	Replace Ranges	\$ 7,000.00
GA 7-8 Davis Homes	Replace Ranges	\$ 17,100.00	GA 7-19 Bloomfield Way	Replace Ranges	\$ 7,000.00
GA 7-9 Davis Homes	Replace Ranges	\$ 37,200.00	GA 7-21 Bobby Jones/ Shakespeare	Replace Roofs	\$ 150,000.00
GA 7-10 Anthony Homes	Replace Covered Twin Pipes			Replace Ranges	\$ 26,800.00
GA 7-10 Anthony Homes	Storm Drainage- Partial	\$ 550,000.00		Sub Total for Physical Improvements	\$ 740,800.00
GA 7-14 Scattered Sites	Replace Refrigerators	\$ 135,000.00			
GA 7-19 Bloomfield Way	Replace Ranges	\$ 21,500.00			
GA 7-24 Martin Place	Replace Refrigerators	\$ 25,000.00			
PHA Wide	Replace Refrigerators	\$ 14,000.00			
	Central Office space addition	\$ 318,150.00			
	Sub Total for Physical Improvements	\$ 1,562,700.00			
GA 7-10 Anthony Homes	Architectural & Engineering Fees	\$ 75,000.00			
	Sub Total	\$ 75,000.00			
Management Improvements	Resident Job Development Program	\$ 5,000.00	Management Improvements	Resident Job Development Program	\$ 5,000.00
	Minority Business Enterprise/ Section 3 Involvement	\$ 5,000.00		Minority Business Enterprise/ Section 3 Involvement	\$ 5,000.00
	Assessment	\$ 5,000.00		Assessment	\$ 5,000.00
	Security	\$ 5,000.00		Security	\$ 5,000.00
	Sub Total	\$ 20,000.00		Sub Total	\$ 20,000.00
Administration Costs	Staff Salaries	\$ 260,000.00	Administration Costs	Staff Salaries	\$ 260,000.00
PHA-WIDE	Mod For Development	\$ 25,000.00	PHA-WIDE	Mod For Development	\$ 25,000.00
	Total CFP Estimated Cost	\$ 3,247,337.00		Total CFP Estimated Cost	\$ 3,247,337.00

**MINUTES OF
CAPITAL FUND PROGRAM
PRESENTATION TO
MACON HOUSING AUTHORITY ADVISORY BOARD
SEPTEMBER 14, 2006**

The presentation was held at 9:00 AM in the Felton Homes Community Center.

The following residents were present: Mary Chester, Anthony Homes; Barbara Josey, Murphey Homes; Beverly Nesbitt, Felton Homes; Deborah Pitts, Tindall Heights; Vondell Powell, Pendleton Homes; Dorothy Williams, McAfee Towers; Medina Williams, Davis Homes; Grover Young, Bloomfield Way.

Those present other than residents were Errol Newark, City of Macon Economic Community Development Department, and MHA staff, Executive Director John Hiscox; Director of Technical Services Tracy Barlow; Director of Housing Management Michael Colbert; Modernization Coordinator Mohan Aggarwal; Housing Management Secretary Linda Dawson; and Executive Assistant/Planning Coordinator Kathy Rowlands.

Resident Barbara Josey offered the blessing for the light breakfast provided.

Michael Colbert, Director of Housing Management, welcomed everyone to the meeting. He polled the group to determine if a representative from each neighborhood was present; all neighborhoods were represented.

Mohan Aggarwal, Modernization Coordinator, distributed copies of Budget Revisions and Performance and Evaluation Reports for Fiscal Year (FY) 2003, 2003-1, 2004, 2005, and 2006; First Increment Replacement Housing Factor Grant for FY 2006; Five Year Plan for Federal Fiscal Year (FFY) 2007 through 2011; and the Capital Fund Program Proposed Budget for FFY 2007 through 2011.

Executive Director John Hiscox thanked everyone for attending the meeting and participating on the MHA Advisory Board. He stated that the purpose of the meeting was to report on past activities of our communities and to obtain input on plans for the future. He stated that management values resident input for MHA plans and programs, and reminded the group that decisions made today affect their neighborhoods in terms of how they look and how they operate. He went on to explain that obtaining resident input on our five-year plan is a now a requirement from HUD, although MHA has been soliciting resident input for several years.

Mr. Hiscox noted that a few years back while reviewing a five-year plan regarding the modernization of Bowden Homes, it was revealed that residents did not agree with the plan as proposed and suggested a different approach regarding the modernization. He indicated that after reviewing the new plan suggested by the residents, it was determined that their plan for the renovation was better for the residents and the Authority; it was also more cost effective than the

original proposal. He further indicated that the installation of air-conditioning in all public housing units was the direct result of resident input to previous five-year planning.

Mr. Hiscox explained that our Capital Fund Program is the largest source of funds MHA receives to maintain and make improvements in our neighborhoods. He indicated that we plan as if we will receive the same amount of funds each year, although funds from HUD have been cut in the past and will likely be cut again in the future. He explained that if funds are cut, adjustments will have to be made to the plan.

Before reviewing the materials distributed, Mr. Hiscox stated that if, at any time, anyone had a question or comment, he/she should feel free to interrupt him; he would be glad to hear comments or to answer any questions. He noted that this meeting would be followed by a presentation of the capital fund program plan to the Inter-Neighborhood Resident Association, and noted that members of the Advisory Board were also members of the Inter-Neighborhood Resident Association. He also noted that the Public Hearing for residents is scheduled for September 28, 2006 at 3:00 PM, at Pendleton Homes Community Center. He indicated that the first part of the hearing is for all Macon Housing Authority residents and the second part, which will begin at 4:00 PM, is open to the general public.

Referring to the packet of materials distributed, the Executive Director went through each budget, describing physical improvements made in the past and budget revisions that were necessary. He also pointed out that the five-year capital fund program contains the element of fungibility, i.e., as long as MHA is a high-performer housing authority, we have the flexibility to move funds around from item to item; we are not allowed to add new items/projects, but we can adjust the figures from one area to another.

Mr. Hiscox noted that MHA has planned budgets for 2007-2011 at \$4 million, but cautioned that funding cuts will likely result in lower figures. Mr. Barlow indicated that he had heard that funds may be cut as much as eleven percent FY 2007.

The Executive Director noted the supplement to FFY 2003 for \$643,298.00, extra funds received from HUD due to the fact that we were a Hi-Performer Housing Authority. He explained that MHA is a High-Performer Housing Authority due to the hard work of dedicated employees with cooperation from residents, and that by being so recognized, we are eligible for funds that some other public housing authorities (PHAs) are not qualified to receive. He added that these funds were taken back by HUD from housing authorities which did not utilize them and redistributed to those that would. He stated that the funding supplement was used for a new roof on the Family Investment Center and for implementation of McAfee Towers modernization Phase I.

Mr. Hiscox pointed out that, because of age and corrosion, electrical conduits had to be replaced in several neighborhoods. He added that needs often arise which are not part of the five-year plan, but any issue impacting the health and safety of our residents will be corrected immediately. He noted that emergency work was necessary on the sprinkler system at McAfee Towers; although the expenditure was not a part of the McAfee Towers modernization, it created a threat to the health and safety of our elderly residents, so it had to be repaired. He stated the safety of our residents is the first priority for MHA.

Mr. Barlow indicated that the repairs to the sprinkler should be completed by the end of the month. He also indicated that the cost was approximately \$20,000.

Next, Mr. Hiscox asked McAfee Towers resident Dorothy Williams to comment on how she liked the hospitality suite and her new apartment, and how the move affected her personally. Ms. Williams indicated that she was thrilled with her new apartment. She reported that the contractors and MHA custodians were very helpful in moving her into the temporary hospitality suite, then back into her newly renovated apartment, adding that staff went so far as to put away her belongings for her. She stated that she was out of her apartment for only two days.

When Mr. Hiscox asked if any of her belongings were broken or lost, Ms. Williams responded that she lost two throw pillows. She also said a loveseat in her apartment took up too much space, so she asked the movers not to move it back into her apartment. She indicated that she later found her pillows on the loveseat in a storage room.

Mr. Hiscox indicated that the renovation of McAfee Towers went so well due to the cooperation of MHA staff and residents. He stated that when a few dishes and other things were broken, residents were compensated for their losses. He expressed pride in being able to move 200 senior citizens from their apartments and back in two days with very few complaints. He reported that McAfee Towers will have a totally different look after the contractor completes renovation of the first floor and common areas. He then asked Mr. Colbert for comments.

Mr. Colbert stated that the renovation did indeed go very smoothly, partly due to the meeting with residents prior to the work. He reported that the contractor purchased dinner for the residents during which time he explained what they could expect from the move and answered their questions. He indicated that knowing what to expect made residents feel more secure, thereby minimizing potential problems.

Mr. Hiscox pointed out that although the bulk of FFY 2003-2006 funding went toward the renovation of McAfee Towers, improvements were also made in other areas such as site work (landscaping) at Murphey Homes and completion of air conditioning installation in all public housing units.

Mr. Hiscox called attention to the FFY 2006 new funding budget, noting that the Addition of Community Space at Felton Homes refers to the recently acquired armory building next to the Felton Homes. He explained that the Authority holds the deed for the property from the City of Macon, and the process of ensuring that the buildings are environmentally safe is currently in the works. Mr. Barlow added that a contractor is now working on environmental clean up in the building by removing asbestos and lead based paint and should be finished by the end of September.

According to Mr. Hiscox, Director of Resident Initiatives Roslyn Foster has a committee of residents and agencies working to determine which agencies or businesses (churches, schools, etc.) would like to utilize space in the armory. She has polled residents to determine what they would like to be see in the building; suggestions have included traditional social services, such as

Boys & Girls Club, DFCS, and WIC offices. Mr. Hiscox stated that he was surprised to learn that residents would like a retail store, one that sells more than bread, cigarettes and lottery tickets. He indicated that Ms. Foster is currently trying to determine which agencies would like to utilize space in the building, and also researching what needs to be done to locate a retail store.

Mr. Hiscox noted that flexibility is built into the 5-Year Plan allowing us to move funds around within the plan to meet urgent needs which always arise after the plan is submitted. He indicated that any movement of funds must be approved by the MHA's Board of Commissioners.

Mohan Aggarwal indicated that public housing authorities are required to report plans (budget) for spending funds to HUD. He reported that most FY 2004 funding has either been completed or obligated, and that all funds should be allocated within two years of funding, not returned to HUD; meeting participants agreed.

Barbara Josey, resident leader at Murphey Homes, thanked Mr. Hiscox for the remodeling of their community center. She indicated that not only does the center look good, but the kitchen is much more functional. According to Ms. Josey, Murphey Home residents are extremely pleased. She also asked if the modernization was complete, noting that she thought they were supposed to get new lights and window shutters. Mr. Hiscox responded that funds for community center at Murphey Homes had been depleted and Mr. Colbert added that lights and shutters did not make it into the community center renovation budget. Mr. Aggarwal indicated that he thought the project had been completed.

Ms. Josey also complimented the new landscaping, noting that it enhanced the neighborhood. She said that cutting down the old dead trees did a lot to help the grass grow and has helped the overall look of the community. Mr. Hiscox thanked Ms. Josey for her kind words and indicated that they had recently cut dead trees and done landscaping at Mounts Homes, improving the appearance of that neighborhood as well.

Mr. Hiscox asked Tindall Heights resident Annie Walker if she was enjoying her new window air conditioners. She stated she has enjoyed them very much, but indicated that there is a problem with water running down the wall when it rains. Mr. Barlow responded that the leak was probably not related to the air conditioners, but promised to investigate the problem. Mr. Hiscox stated that some residents have enjoyed the window units so much that they take them when they move out!

Mr. Hiscox expressed continued frustration in attempts to obtain funding for the revitalization/reconstruction of Tindall Heights, estimated to be \$40-50 million. He stated that MHA planned to use the majority of capital funding in future years for Tindall, but with only \$4 million allocated for all MHA neighborhoods, that's an impossible feat. On the other hand, if the Authority could leverage capital funding with enough alternative financing, such as the issuance of bonds and low income tax credits, then the renovation of Tindall Heights would be feasible.

Mr. Hiscox reported that, in the meantime, budget cuts of at least eleven percent are expected, and it is likely that MHA will not receive \$4 million next year, but more like \$3.2 million, followed by the strong possibility of \$2 million in the following year. He also stated changes are

undoubtedly forthcoming on rules regarding the spending of capital funds. He indicated that if HUD goes to project-based accounting, we will no longer be allowed to spread funds out over several neighborhoods, as we do now. He explained that if that happens, an assessment would be performed to determine how much funding to request for each community, adding that such a system would create havoc for the Macon Housing Authority in our efforts to maintain all units in a safe and sanitary condition.

Mr. Hiscox stated that while we wait for the current local political situation to settle down, it is likely that anything we do at Tindall Heights will be controversial. He indicated that we need to be working cooperatively with The City of Macon and expressed hope that the political climate will soon improve.

Mr. Colbert noted that the total capital fund allocation for Tindall Heights over the next five years is \$6.6 million, which is more than allocated to any other neighborhood in the in the history of MHA. However, Mr. Hiscox cautioned that the allocation is just a fraction of what will be needed to restore MHA's oldest community. For example, the reconstruction of 188 units at Tattall Place (formerly Oglethorpe Homes) utilized \$40 million, plus \$19.2 million in HOPE VI funds. With 412 units at Tindall, \$6.6 million won't stretch nearly far enough. Mr. Hiscox stated that MHA has a very good track record with HOPE VI for utilizing grant funds and completing projects on time and under budget, which will work in our favor to obtain funding for future projects. However, the current dispute with Macon's mayor has made it questionable as to whether we can count on that source of funding anytime soon, thereby putting Tindall Heights at a disadvantage.

Mr. Hiscox reported that, in spite of reductions in capital funding and an unfavorable political climate, Macon Housing Authority is constantly seeking alternative financing methods to get what we need for our residents. He went on to say that we expect to receive \$6 million for Tindall Heights over the next five years, and we'll do everything possible to multiply those funds. In the meantime, he indicated that we will be in contact with residents, neighborhood associations, our neighbors in the surrounding area, and The City of Macon.

Mr. Errol Newark, of the City of Macon Economic and Community Development Department, wanted to know if leveraging money to obtain funding was the best option for Tindall Heights, then why not proceed now? Mr. Hiscox responded that the leveraging process for funding is a very long process that literally takes years; it took six years to complete HOPE VI grant applications to renovate Oglethorpe Homes and the surrounding area. Also, federal funds must be committed/expended by year-end. He explained that a year ago we had financial institutions and investors lining up to buy bonds, but after watching our capital fund allocation diminish, they are less enthusiastic about investing in our capital projects. Unfortunately, every housing authority in the country is facing the same challenge. Mr. Hiscox added that while we don't know exactly how to obtain the necessary funding, all could rest assured MHA staff will use every tool available to make things happen.

Mr. Barlow added that if HUD goes to site-based funding, we would not be able to leverage funds except in an emergency for a specific neighborhood. He stated that such changes make us reluctant to plan long term projects and, though he doesn't trust the federal government to come

up with funds, he stated that if such changes are made, MHA will certainly comply. He noted that few PHAs would be able to survive the adoption of such a change in funding policy.

At this point, resident Deborah Pitts asked when the Tindall Heights community center would be updated, noting that the center needs new tile. Mr. Hiscox responded that the community center was part of the redevelopment process. He explained that since the Hester Bivins center is in good condition, it may be that we tear down the old part of the community center and office, and retain the Hester Bivins center. When asked her preference, Ms. Pitts stated that she would much rather wait and enjoy the benefits of an entire renovation/reconstruction than to have cosmetic improvements made right now. In her words, she would prefer it to be “complete and dramatic, and done right.” Mr. Hiscox indicated he has heard similar comments from other Tindall Heights residents. He continued by saying that he still holds out hope for HOPE VI funding, but, in the meantime, will do everything in his power to obtain the funding for reconstruction of Tindall Heights stating, “After all, if anyone can do it, then MHA can!”

Mr. Hiscox announced that we have an awesome person on staff at MHA for obtaining creative funding. He reported that Bruce Gerwig has obtained funding to purchase and update Kingston Gardens and Anthony Arms apartment complexes and is trying to obtain funds for the redevelopment of former Pearl Stephens School on Napier Avenue into a community for seniors.

Ms. Pitts expressed appreciation for the reglazing of her bathtub, saying, “It looks brand new!” Mr. Hiscox responded that he would have preferred to have new tubs installed, but when the buildings were built in the 1940s, the tubs were installed in such a way that to replace them would require tearing down the exterior and interior walls. He also cautioned that glaze was not intended to be a permanent fix, as the tubs will need to be glazed again in approximately five years.

Ms. Pitts also commented on how uplifting it is to look up and down the street and see beautiful houses, rather than the slum/shotgun/crack houses and empty fields used for loitering that were there previously. Mr. Hiscox responded that building those houses was an expensive process in which Mr. Gerwig utilized block grant, community development, and city funding. He added that the shotgun houses were purchased with the cooperation of the Land Bank Authority, thereby making possible the construction of the new single family homes being sold to low- and moderate-income families under the first-time homeowner program.

Ms. Pitts added that she no longer sees police cars cruising up and down the street looking for drug dealers, and stated that the area looks good at night, too! Mr. Hiscox responded that while MHA appreciates the compliments, everyone needs to know that the urban redevelopment has been a joint partnership between MHA and the city’s Economic and Community Development Department. He also stated that MHA will seek future support from the City of Macon, Georgia Department of Community affairs, and Section 8 owners.

Mr. Hiscox noted that we were responsible for a rectangular area of houses at Tattall Place, while others were responsible for the surrounding areas. As a different approach, MHA is in progress of improving the areas surrounding Tindall Heights, so when the time comes to start the reconstruction, the entire neighborhood will be beautiful, rather than a grouping of new units located in the center of slums.

Mr. Colbert reported that the Anthony Homes Community Center renovation should be completed by the end of the month, adding that residents will be surprised at how good it looks. He indicated that the residents picked out colors of burgundy and beige with cherry wood trim. Mr. Hiscox stated that this was a good example of resident input regarding the Capital Fund Program. Mr. Barlow added that community centers at Bowden Homes and Davis Homes are also under renovation.

Mr. Hiscox addressed the multitude of needs in MHA neighborhoods over the next 20 years by reporting that an accrued needs assessment had been performed, copies of which were distributed at the meeting. He explained that the internal planning document anticipates housing needs for the next 20 years; the list totals \$51 million. He noted that if we only receive \$2.5 million each year from the federal government, there's no way that we'll be able to fund projects at a sustainable level.

Mr. Hiscox went on to say that the only way MHA can make a significant impact on our neighborhoods is to leverage funds in other ways, such as tax credits and bond financing. He explained that this issue of tax credits changes the ownership entity; that is, the related property is not owned by MHA, but rather by investors. For example, 104 of 106 units at 2009 Vineville are owned by investors who receive tax credits; MHA merely manages the property. The partnership will own 2009 Vineville for 15 years, after which time the property will transfer back to the Authority for the purchase price of \$1.00.

Mr. Hiscox asked if anyone had questions or comments.

Beverly Nesbitt, a resident of Felton Homes, asked if they could have some blinds for the window in their community center. She pointed out the window, which was near the spot where Mr. Hiscox was standing. Mr. Hiscox responded that we would be glad to get blinds for the window.

Mr. Barlow added that ceiling and floor tiles in Felton's community center would be replaced in the near future, and new blinds would be installed at that time. He stated that blinds for the window in question must be custom-made due to the size of the window. He indicated that he would like to attend their next Resident Association meeting so residents could choose the new colors for the center. Ms. Nesbitt thanked Mr. Hiscox and Mr. Barlow.

At this point, Mr. Hiscox asked the group to refer to the last page of the Capital Fund program handout. He reviewed the budget and asked the Advisory Board for their approval regarding funding for the program. By a show of hands, advisory board members expressed that they were in unanimous agreement with the Capital Fund Plan presented. Mr. Hiscox then polled the group that if additional financing options should become available, would they like MHA to proceed, noting that if we leave our housing as it is now, it will continue to deteriorate beyond control. A show of hands indicated that it was unanimous that MHA should proceed with mixed financing tools.

Referring to the soft services portion of the five-year plan, Mr. Hiscox indicated that he doesn't anticipate any great policy changes forthcoming, but stated that if there are, we will certainly present those changes to resident associations first. He also noted that project based budgeting will have a huge impact on how the authority will operate in the future, though details are unknown at this point. He added that we'll make a point to keep our residents informed as details are received.

Michael Colbert, Director of Housing Management, informed attendees that flat rents will probably increase in the near future, an initiative driven by HUD. He further reported that MHA will do a research study, but will not allow rent rates to rise any faster than absolutely necessary. Mr. Hiscox explained how flat rent is a win-win concept for both residents and the housing authority. Mr. Newark mentioned that, after reading an article on a study of flat rents by Mr. Hiscox and Mr. Rick Parker, he totally agreed.

Mr. Hiscox concluded the meeting thanking Advisory Board members for their service. He also stated that if any resident would like a copy of the information presented, or would like Macon Housing Authority staff to present the information to their neighborhood, please contact his office and we will be happy to oblige.

Mr. Hiscox noted that the Inter-Neighborhood Resident Association meeting would take place immediately following this meeting at 11:00 AM and invited all attendees to stay for that meeting, as well. (All except one (Mr. Newark) remained.)

Mr. Hiscox asked if there were any other comments or questions. There being none, he thanked the residents and staff for attending. The meeting was adjourned at 10:59 in order to convene the Inter-Neighborhood Resident Association meeting.

lmd/krr

**MINUTES OF
CAPITAL FUND PROGRAM
PRESENTATION TO
MACON HOUSING AUTHORITY
INTER NEIGHBORHOOD RESIDENT ASSOCIATION
SEPTEMBER 14, 2006**

The presentation was held at 11:00 AM in the Felton Homes Community Center.

The following residents were present: Robert Anderson, Pendleton Homes; Mary Chester, Anthony Homes; Hazel Coser, Anthony Homes; Constance Graham, McAfee Towers; Hattie Howard, Anthony Homes; Barbara Josey, Murphey Homes; Azilene Lowe, McAfee Towers; Rose Lowe, Felton Homes; Mary Moore, Anthony Homes; Beverly Nesbitt, Felton Homes; Mary Patterson, Felton Homes; Deborah Pitts, Tindall Heights; Vondell Powell, Pendleton Homes; Annie Walker, Tindall Heights; Sammy Walker, Bowden Homes; Sarah Ward, Bowden Homes; Dorothy Williams, McAfee Towers; Medina Williams, Davis Homes; and Grover Young, Bloomfield Way.

Those present other than residents were MHA staff, Executive Director John Hiscox; Director of Technical Services Tracy Barlow; Director of Housing Management Michael Colbert; Modernization Coordinator Mohan Aggarwal; Housing Management Secretary Linda Dawson; Resident Organization Specialist Nerissa Hudson; and Executive Assistant/Planning Coordinator Kathy Rowlands.

Resident Barbara Josey said a blessing for the lunch provided.

Michael Colbert welcomed everyone. He indicated that he was aware that most attendees had just participated in the Resident Association Advisory Board meeting for the Capital Fund Program. He polled the group to determine if a representative was present from each neighborhood; all neighborhoods were represented.

Mohan Aggarwal, Modernization Coordinator, distributed copies of Budget Revisions and Performance and Evaluation Reports for Fiscal Year (FY) 2003, 2003-1, 2004, 2005, and 2006; First Increment Replacement Housing Factor Grant for FY 2006; Five Year Plan for Federal Fiscal Year (FFY) 2007 through 2011; and the Capital Fund Program Proposed Budget for FFY 2007 through 2011.

Executive Director John Hiscox thanked everyone for coming to the special meeting called to discuss MHA's Capital Fund Plan for 2007. He explained that a condensed version of the plan would be presented, but that he'd be happy to stop at anytime to answer questions.

Mr. Hiscox addressed the reason why residents should attend meetings such as this one. He explained that very important changes involving millions of dollars have come about because of resident participation in the past, and that Management appreciates resident input on the Plan. He stated that projects such as installing air conditioners in every unit and the renovation of

Pendleton Homes were the direct result of resident input on previous Five-Year Plans. He also noted that several years ago, when Bowden Homes was in the process of renovation, residents attended the Capital Fund Advisory Board Meeting and did not agree with the plan as presented. He stated that the Bowden Homes residents came up with their own plan for the renovation, which was not only more agreeable to the residents, but also turned out to be less costly than the original plan. He explained that resident input makes a difference which is why it is so important to attend meetings such as this.

Mr. Aggarwal announced that the Public Hearing for MHA residents regarding the Capital Fund Program is scheduled for 3:00 PM on September 28 at Pendleton Homes Community Center. He also stated that the meeting will be open to the general public at 4:00 PM.

Mr. Colbert thanked McAfee Towers residents for their cooperation during the renovation of McAfee Towers. Mr. Hiscox reported that 200 senior residents were moved out of their apartments, back in, and had everything set back in place, each within a couple of days, and with few problems or complaints from the residents. He indicated that part of the success of this move was attributed to the hard work and cooperation of Macon Housing Authority custodians who helped move our residents. Mr. Hiscox stated that, while the move was not perfect and a few things did get broken/misplaced, MHA had reimbursed residents for any losses.

Mr. Colbert indicated that the success of this project was in part due to the fact that the residents knew what to expect during the renovation. He indicated that the contractor brought dinner in for the residents, which was followed by a question and answer session explaining what would take place and how they would be affected.

Mr. Colbert asked resident Constance Graham if she was enjoying her recently renovated apartment at McAfee Towers. She responded that she loves her new apartment, but, when it rains, there is a leak on her new tile. Mr. Hiscox asked her if the maintenance worker Robert Pawson was aware of the leak. Ms. Graham answered that he had looked at it several times, but nothing had been done to correct the problem. Mr. Hiscox promised her that the leak would be fixed immediately. He asked Technical Services Director Tracy Barlow to follow-up on this issue.

Referring to the packet of materials, Mr. Hiscox explained that we would begin by looking back at past budgets before addressing those for the future. Before turning the budget review over to Mr. Aggarwal, he explained that soft cost funds are used for carrying out policies and programs, whereas hard cost funds are those directly related to facility improvement.

Mr. Aggarwal asked the residents to review the Capital Fund Plan with him. He presented the plan line by line, explaining the purpose of each request. He reviewed the draft plan, the planned Capital Fund expenditures for FFY 2003 through 2006, and the five-year plan through 2011.

Mr. Aggarwal noted some necessary items were included in the five-year plan, such as replacing electrical conduits, replacing roofs, and repairing fences. He indicated that much of the funds are spent according to needs expressed by residents. He explained the concept of fungibility, meaning that items may be moved around within the five-year plan, as needed.

Mr. Hiscox inserted that the decision to replace the electrical conduits at various sites was due to corrosion. He explained that this is a life/safety issue, and we will not chance a resident being harmed by exposed wires. He indicated that anything that affects the health and safety of our residents takes precedent over planned renovations. Mr. Aggarwal noted that the conduits, located on the outside, had rusted out.

Mr. Hiscox reported that the sprinkler system at McAfee Towers was just repaired at a cost of approximately \$25,000. He stated that a malfunction in the sprinkler system could have been catastrophic had there been a fire in the building while the system was not operational. Stating that this was a problem that directly affected the health and safety of our residents, Mr. Hiscox stated that the first priority is to take care of our residents.

Mr. Aggarwal indicated that the first four lines on the reports are for operational costs, administrative costs, architect fees and management improvements. Mr. Hiscox added that administrative and overhead costs for MHA are substantially less than most PHAs our size. He stated that we have a modernization staff of only three, while other authorities have much larger staffs.

Mr. Hiscox explained that capital funding is the largest amount of funds MHA receives to maintain and make improvement in our neighborhoods. He added that we plan as though we will receive the same amount of funds each year, although the funds from HUD could be cut at any time. He explained that if funds are cut, adjustments to our plan will be necessary, but emphasized that any changes to the proposed budget would be presented to the Advisory Board and inter-neighborhood resident associations.

Mr. Hiscox reported that the CFP for FFY 2005 witnessed some significant changes. The replacement of deteriorated gas lines at Tindall was a health and safety issue that could not be delayed. He explained that the five-year capital fund program contains the element of “fungibility”, meaning that as long as MHA is a high-performer housing authority, we have the flexibility to move funds around from one project to another. We can’t add new items or projects, but funds can be adjusted from one to another.

Mr. Hiscox pointed out an item on Page 5 of the handout regarding FFY 2006 New Funding Budget. He indicated that Addition of Community Space at Felton Homes refers to the recently acquired Armory building next to Felton Homes. He reported that MHA had received the property deed from the City, but stated that we must first ensure the buildings are environmentally safe before proceeding. He indicated that a contractor is in the process of making sure the buildings were environmentally safe and free of hazardous materials. Mr. Barlow stated that the contractor is removing asbestos, lead-based paint, etc., and should be finished with the work by the end of the month.

Mr. Hiscox went on to report that Roslyn Foster, Resident Initiatives Director, is working with a committee of residents and agency representatives to determine which agencies/businesses are interested in utilizing space at the Armory. He also stated that it’s been determined that nearby residents want not only community services, but also retail outlets. He indicated that he cannot

guarantee that will happen, but did say that we'll do our best to make retail shops at the Armory a reality. In response to Tindall Heights resident Annie Walker's question as to whether or not any of the Armory's building would be torn down, Mr. Hiscox responded that there are no plans for that at this time, but added that it will probably be next summer before specific plans for are determined.

A resident asked about the status of replacing kitchen cabinets at Pendleton Homes. Mr. Hiscox responded that 2006 funds were inadequate, so that project has been moved to the 2007 budget.

He noted that MHA planned budgets for 2007-2011 at \$4 million, but warned funding cuts would likely result in lower figures; HUD has already hinted that we should expect cuts of 11% for FY2007, followed by additional cuts in future years. He stated that the revitalization/reconstruction of Tindall Heights alone has been estimated at approximately \$50 million. Mr. Hiscox stated that MHA had planned to dedicate the majority of capital funding in future years to Tindall Heights, but with only \$4 million to cover the needs for all our neighborhoods, that's an unrealistic endeavor. He explained, however, that if we could leverage capital funding with alternative financing methods, such as bond financing and/or low income tax credits, then the renovation of Tindall Heights is certainly attainable.

Mr. Hiscox stated that while we wait for the current local political situation to settle down, it is worth noting that whatever is done at Tindall Heights will likely be very controversial. He continued by saying that we need to be working cooperatively with The City of Macon, as we need their support.

He reported that, in spite of reductions in capital funding and an unfavorable political climate, Macon Housing Authority is constantly seeking alternative financing methods to get what we need for our residents. He went on to say that it will take much more than the \$6.6 million anticipated from federal funds over the next five years to renovate Tindall Heights; unfortunately, while MHA has a very good track record with HOPE VI, the current dispute with Macon's mayor has made it extremely unlikely that we will obtain HOPE VI funding in the near future, thereby putting Tindall Heights at a disadvantage. The final result will depend on bond revenues, tax credits, and other means for leveraging funds.

Mr. Hiscox stated that while we don't know exactly how to obtain the necessary funding, residents could take comfort knowing that MHA staff will use every tool available to make things happen. He indicated that he still holds out hope for HOPE VI funding, but, nonetheless, gave his word that he will do everything in his power to obtain the funds necessary for reconstruction of Tindall Heights.

Next, the Executive Director reported on Section 504 activity, explaining that several years ago the Authority hired a consultant to determine what needed to be done to accommodate our disabled residents and visitors in terms of accessibility in our neighborhoods. We initiated every recommendation, even before mandated by law. Since that time, other recommendations have been made and, rather than risk the safety and welfare of our disabled citizens, we have elected to proceed with modifications.

The capital fund plan looks ahead five years, but Mr. Hiscox noted the importance of looking beyond that, which is why our Technical Services department compiled a list of needs for the next 20 years (copy attached); the total came to almost \$52 million. He stated that there is no way a \$2.5 million allocation will be adequate for \$52 million dollars worth of needs. Federal funding alone will be grossly insufficient to fund future projects at a sustainable level.

Mr. Hiscox explained that the only way MHA will be able to make a significant impact on our neighborhoods will be through other income sources, such as bond financing and the issuance of tax credits. He noted that the Authority received \$19.2 million in HOPE VI funds for 2009 Vineville, with the remainder/majority coming from low income tax credits. He explained that the process of tax credits changes the ownership entity, meaning that the property is not owned by MHA, but rather by the investors. For example, 104 of 106 units at 2009 Vineville are owned by investors who receive tax credits. The partnership will own 2009 Vineville for 15 years, after which time the property will transfer back to the Authority at the cost of \$1.00. This process is known as mixed financing. The Authority maintains control as if we own the property, but we do not; we only manage it. Mr. Hiscox stated that it's likely that we'll have to use similar devices to fund smaller projects in other neighborhoods.

Mr. Hiscox asked attendees if they thought that MHA is on track with plans for the future as itemized in the five-year capital fund plan; the answer was an enthusiastic yes! He then asked the group if additional financing options become available, if they would like MHA to proceed, explaining that giving consent now would give the Authority the freedom to move ahead when an opportunity presents itself. It was unanimous that MHA proceed with mixed financing tools.

Mr. Hiscox emphasized the importance of letting HUD know that we plan to leverage funds whenever possible. He also explained that financing similar to that done for Oglethorpe Homes/ Tattnall Place and 2009 Vineville may be the only way to proceed in the future. He then stated that the process of mixed financing puts us at risk, but on the other hand, not structuring our financing adequately is even more risky, and leveraging our funds is preferable to doing nothing at all.

At this point, Michael Colbert informed attendees that flat rents will probably increase in the near future, adding that he wished we didn't have to do so, but that the increase is long overdue. He stated that MHA will do a research study and not allow rent rates to rise any faster than absolutely necessary. Mr. Hiscox explained how flat rent is a win-win concept for both residents and the Authority. When Mr. Colbert polled the group about increasing minimum rents, all were in agreement to raise the level from \$25 to \$50.

Mr. Hiscox acknowledged that the problem of doing so well with HOPE VI grants is that it raises the bar to make us want to do even better. MHA established new standards with 2009 Vineville and Tattnall Place, and as a result the modernization of McAfee Towers will be a showcase in its own right.

Mr. Hiscox summarized resident input by saying that anytime we get the opportunity to tackle a major project, it was agreed that it's more important to do it right than to apply "Cadillac band-aids". He encouraged participants to not dream too small, but to dream bigger at every chance.

Mr. Colbert expressed appreciation to MHA staff members Nerissa Hudson and Angela Neal for their work in coordinating the meetings, as well as breakfast and lunch.

Mr. Hiscox concluded the meeting by thanking everyone present for the work they do in the Inter-Neighborhood Resident Associations and for attending the Capital Fund presentation.

The meeting was adjourned at 12:45 PM.

lmd/krr

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Concerning Goal #1, "Operate the Macon Housing Authority's Public Housing and Section 8 Programs to Industry Standards", the Macon Housing Authority achieved all of its stated objectives. MHA exceeded the "Standard Performer" designation for both the Public Housing Assessment System and SEMAP. MHA operated our Public Housing and Section 8 programs with no unresolved review findings and in compliance with the Fair Housing and Equal Opportunity Regulations. To the best of our knowledge, our Section 8 Administration Plan and Public Housing Continued Admissions and Occupancy policy comply with the latest regulations, including those which followed the passage of QHWRA.

Concerning Goal #2, "Provide Homeownership Opportunities for Low and Moderate Income Families", the Authority has acquired 148 parcels for transmittal to developers of single family housing for first-time homebuyers, including In-Fill Housing, Inc., a subsidiary of MHA. This has resulted in 96 new houses being built and/or sold to first-time homebuyers.

Furthermore, MHA has previously completed both the HOPE 3 program and the 5(h) Program. MHA's HOPE 3 program enabled 20 very low-income families to become first-time homeowners, and resulted in significant improvements to a low income neighborhood. Through MHA's 5(h) program, 15 public housing units were sold to low-income or very low-income first-time homeowners.

Finally, the feasibility analysis for a possible MHA-sponsored Section 8 Homeownership program has been completed and Board action on the Section 8 Homeownership Program plan is scheduled for October, 2006.

Concerning Goal #3, "Operate MHA's Federally Funding Housing Programs in a Fiscally Responsible Manner", the Authority has exceeded all of its objectives. Operating reserves for both Public Housing and Section 8 exceed target and there are no unresolved fiscal audit findings carried over between fiscal years.

Concerning Goal #4, "Provide a Safe Living Environment in PHA Public Housing Neighborhoods", the Macon Housing Authority has met the individual list of objectives. These include maintaining criminal activity below the 1990 baseline. The Family Investment Center, the Family Self-sufficiency program, the Resident Association program and programs operated through cooperating agencies are all offered as described in the objectives.

Concerning Goal #5, "Impact Homelessness", the Macon Housing Authority provides a local homeless preference system and referral MOA's with local agencies.

Concerning Goal #6, "Maintain the Public Housing Physical Plant in Satisfactory Condition", the Authority has achieved all of its described objectives. The most recent

PHAS physical score was 25 out of a possible 30 points. All targets for preventive, emergency and non-emergency maintenance work were met. All comprehensive grant program funds are expended in less than three years after allocation.

Section 8 PHA Project-Based Assistance

Macon Housing Authority's Use of Project-Based Assistance:

The Macon Housing Authority (MHA) is diversifying its housing programs in order to provide much needed housing assistance in ways that traditional assisted housing programs have not. In 2000, MHA created a subsidiary non-profit, In-Fill Housing, Inc. (In-Fill), which has been involved in a variety of new housing initiatives. In-Fill is the managing General Partner for Baltic Park, L.P., which developed an 80-unit Low Income Housing Tax Credit apartment community (Baltic Park Apartments) for seniors and others aged 55 or older. Baltic Park Apartments was completed in 2003.

Another MHA-affiliated non-profit, Grove Park Village, Inc. borrowed \$3.2 million in Permanent Supportive Housing Program funds from the Georgia Department of Community Affairs (DCA) for a 40-unit development known as Grove Park Village. Grove Park Village was completed in 2005. In-Fill was also the developer of Grove Park Village.

For both of these developments, the use of Project-Based Assistance (PBA) was needed. For Baltic Park Apartments, In-Fill's application for tax credits included the use of PBA for 8 of the 80 units. Baltic Park Apartments is located in south Macon, which has had no new multi-family units in more than 30 years. MHA wanted to make certain that at least a minimal number of units were available and affordable for lower income people. MHA later allocated 28 PBA units to Baltic Park in September 2003, ensuring affordability for at least 28 very low income families.

Baltic Park Apartments offers numerous amenities attractive to lower income seniors, including a variety of supportive services from local agencies. Although the unit rents are well below market--\$390 for a 1BR unit and \$455 for a 2BR—they still exceed the rent that a fixed-income senior can afford. The use of PBA for this development is therefore consistent with the MHA Agency Plan and MHA's mission to provide new affordable housing for lower income families.

For Grove Park Village, the use of PBA was a DCA program requirement. Grove Park Village is for special needs populations—people with a disability and who have also been homeless, and who cannot afford a market rate unit. DCA's requirement that Permanent Supportive Housing Program developments receive PBA assistance is to ensure the availability of these units for very low income families.

In 2006, a third new PBA-assisted multi-family housing development in Macon opened. Located at 4755 Mercer University Drive, Pinewood Park Apartments has received 30 units of Project-Based Assistance from MHA. This development also received tax credits and HOME funds from DCA and is a welcome addition to the Mercer University Drive area.

MHA's future plans for PBA: MHA is supporting two tax credit projects that received allocations from the Georgia Dept. of Community Affairs. Pearl Stephens Village is a planned renovation of an older elementary school, located on Napier Avenue in west Macon. This 61-unit development will include 54 PBA units for very low income seniors aged 62 and older.

Colony West Apartments is an existing 76-unit development located on Bloomfield Road in south Macon. MHA will provide 27 units of PBA for this development.

A third project, not using tax credits, has also been approved for PBA by MHA. Vineville Christian Towers is an elderly high-rise development which will receive 25 PBA units.

MHA's Board of Commissioners authorized management to seek proposals for PBA from interested owners and managers. Those applications were received on August 9, 2006 and rated/reviewed by MHA staff soon thereafter. MHA welcomes and encourages proposals for PBA from the Macon community.

General locations: Baltic Park Apartments is located in south Macon at 860 Hightower Road. Grove Park Village is located at 1505 Old Clinton Road, near the intersection of Old Clinton Road and Shurling Drive. Pinewood Park Apartments is located at 4755 Mercer University Drive, less than ½ mile from the Macon Mall. Pearl Stephens Village will be located at 3321 Napier Avenue. Colony West Apartments is located at 5224 Bloomfield Road. Vineville Christian Towers is located at 2394 Vineville Avenue.

Projected number of units for PBA: MHA is well below the 20% unit limitation for PBA. MHA has allocated a total of 98 PBA vouchers for the first three developments described above. Counting Pearl Stephens Village, Colony West Apartments and Vineville Christian Towers, the grand total is 204. The maximum number of units that MHA can allocate PBA is 542.

Conformity to fair housing and nondiscrimination requirements: Ensuring decent affordable housing and promoting new housing opportunities for people with disabilities is consistent with MHA's mission and the Agency Plan. MHA certifies that all PBA developments were selected in conformance with the PBA selection requirements, and particularly, in accordance with the requirements of the January 16, 2001 Federal Register Notice for Baltic Park, Grove Park Village and Pinewood Park. MHA certifies that the October 13, 2005 requirements in the PBA Final Rule have been followed for the most recent developments, including Pearl Stephens Village, Colony West Apartments and Vineville Christian Towers.

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750103 N/A		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u> 3 </u>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>6/30/2006</u> <input checked="" type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations	\$31,438.23	\$31,438.23	\$31,438.23	\$31,438.23		
3	1408 Management Improvements Soft Costs	\$30,089.10	\$30,089.05	\$30,089.05	\$30,089.05		
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$317,562.00	\$317,562.00	\$317,562.00	\$317,562.00		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$237,971.76	\$237,971.76	\$237,971.76	\$237,971.76		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$2,527,934.07	\$2,527,934.12	\$2,527,934.12	\$2,527,934.12		
11	1465.1 Dwelling Equipment—Nonexpendable	\$16,650.00	\$16,650.00	\$16,650.00	\$16,650.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$66,194.84	\$66,194.84	\$66,194.84	\$66,194.84		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,227,840.00	\$3,227,840.00	\$3,227,840.00	\$3,227,840.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security—Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750103 Revision # 3 N/A		Federal FY of Grant: FFY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>	1406.00	L.S.	\$31,438.23	\$31,438.23	\$31,438.23	\$31,438.23	Complete
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	Resident Job Development	1408.00	L.S.	\$30,089.10	\$30,089.05	\$30,089.05	\$30,089.05	Complete
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction Program	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	Consultant fee/Staff Training/ Planning/ Incidental Cost for Feasibility, Marketing and Financing Study for Hope VI funding/ Alternate financing for Revitalization or Reconstruction of Tindall Heights	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	Security	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total			\$30,089.10	\$30,089.05	\$30,089.05	\$30,089.05	
PHA-WIDE	<u>ADMINISTRATION</u>							
	Clerical	1410.10	1	\$30,726.66	\$30,726.66	\$30,726.66	\$30,726.66	Complete
	Custodians	1410.10	4	\$63,661.39	\$63,661.39	\$63,661.39	\$63,661.39	Complete
	Modernization Coordinator	1410.20	1	\$76,396.58	\$76,396.58	\$76,396.58	\$76,396.58	Complete
	Resident Inspector	1410.20	1	\$62,933.52	\$62,933.52	\$62,933.52	\$62,933.52	Complete
	Fringe Benefits	1410.19	3	\$83,843.85	\$83,843.85	\$83,843.85	\$83,843.85	Complete
	Sub Total			\$317,562.00	\$317,562.00	\$317,562.00	\$317,562.00	
GA 7-2 Tindall Heights	<u>ARCHITECTURAL & ENGINEERING FEES</u>							
	A & E Fee Costs (Electrical)	1430.00	L.S.	\$17,886.18	\$17,886.18	\$17,886.18	\$17,886.18	Complete
GA 7-10 Anthony Homes	A & E Fee Costs (Air conditioning) (P)*	1430.00	L.S.	\$51,237.00	\$51,237.00	\$51,237.00	\$51,237.00	Complete
GA 7-11 McAfee Tower	A & E Fee Costs	1430.00	L.S.	\$103,848.58	\$103,848.58	\$103,848.58	\$103,848.58	Complete
GA 7-17 Roff/ Markwalter	A & E Fee Costs (Roofing)	1430.00	L.S.	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	Complete
	Sub Total			\$237,971.76	\$237,971.76	\$237,971.76	\$237,971.76	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750103 Revision # 3 N/A		Federal FY of Grant: FFY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>PHYSICAL IMPROVEMENTS</u>							
GA 7-4 Murphey Homes	Landscaping Improvements	1450.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 7-5 Pendleton Homes	Replace Hot Water Heaters	1460.00	250 Units	\$122,868.76	\$122,868.76	\$122,868.76	\$122,868.76	Complete
GA 7-6 Felton Homes	Landscaping Improvements	1450.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 7-10 Anthony Homes	Expand/ rework drainage area to prevent flooding of units	1450.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 7-7 Mounts Homes	Replace Electrical Service Conduit/ Wiring	1460.00	86 Units	\$89,148.00	\$89,148.00	\$89,148.00	\$89,148.00	Complete
GA 7-7 Mounts Homes	Replace Ridge vents	1460.00	86 Units	\$10,600.00	\$10,600.00	\$10,600.00	\$10,600.00	Complete
GA 7-10 Anthony Homes	Install Air Conditioning in all Units (P)*	1460.00	130 Units	\$789,734.11	\$789,734.11	\$789,734.11	\$789,734.11	Complete
GA 7-14 Scattered Sites	Install Air Conditioning in all Units (P)*	1460.00	11 Units	\$70,259.95	\$70,259.95	\$70,259.95	\$70,259.95	Complete
GA 7-15 Willingham Courts	Install Air Conditioning in all Units (P)*	1460.00	30 Units	\$201,316.49	\$201,316.49	\$201,316.49	\$201,316.49	Complete
GA 7-17 Roff/ Markwalter	Install Air Conditioning in all Units (P)*	1460.00	25 Units	\$164,269.31	\$164,269.31	\$164,269.31	\$164,269.31	Complete
GA 7-19 Bloomfield Way	Install Air Conditioning in all Units (P)*	1460.00	32 Units	\$220,189.74	\$220,189.74	\$220,189.74	\$220,189.74	Complete
GA 7-17 Roff/ Markwalter	Replace Roofs	1460.00	24 Units	\$47,535.00	\$47,535.00	\$47,535.00	\$47,535.00	Complete
GA 7-11 McAfee Tower	Renovation of Common Spaces/ install security system	1470.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Moved to FY 2004
GA 7-11 McAfee Tower	Upgrade cabs for for elevators	1475.00	2	\$48,433.00	\$48,433.00	\$48,433.00	\$48,433.00	Complete
GA 7-11 McAfee Tower	Replace/ Repair Garbage Chute/ Compactor	1475.00	1	\$17,761.84	\$17,761.84	\$17,761.84	\$17,761.84	Complete
GA 7-11 McAfee Tower	Renovation of interior of dwelling units	1460.00	145 Units	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Complete
GA 7-11 McAfee Tower	Renovation of corridors on all floors	1460.00	11	\$412,012.71	\$412,012.76	\$412,012.76	\$412,012.76	Complete
GA 7-17 Roff/ Markwalter	Replace Ranges	1465.10	24 Units	\$5,400.00	\$5,400.00	\$5,400.00	\$5,400.00	Complete
GA 7-19 Bloomfield Way	Replace Ranges	1465.10	50 Units	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	Complete
	Sub Total			\$2,610,778.91	\$2,610,778.96	\$2,610,778.96	\$2,610,778.96	
(P)* Partial Funding								
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$0.00	\$0.00	\$0.00	\$0.00	
	GRAND TOTAL			\$3,227,840.00	\$3,227,840.00	\$3,227,840.00	\$3,227,840.00	

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Capital Fund Program Grant No: GA06P00750103 Replacement Housing Factor Grant No: N/A		Federal FY of Grant: FFY 2003 Rev. # 2			
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	
<u>PHA- WIDE</u>							
Management Improvements	9/16/2005			9/16/2007		6/30/2006	
Administration Cost	9/16/2005			9/16/2007		6/30/2006	
Fees and Costs	9/16/2005			9/16/2007		6/30/2006	
<u>PHYSICAL IMPROVEMENTS:</u>							
GA 7-4 Murphey Homes	Landscaping Improvements	9/16/2005		9/16/2007		6/30/2006	
GA 7-5 Pendleton Homes	Replace Hot Water Heaters	9/16/2005		9/16/2007		6/30/2006	
GA 7-6 Felton Homes	Landscaping Improvements	9/16/2005		9/16/2007		6/30/2006	
GA 7-10 Anthony Homes	Expand/ rework drainage area to prevent flooding of units		N/A		N/A		
GA 7-7 Mounts Homes	Replace Electrical Service Conduit/ Wiring	9/16/2005		9/16/2007		6/30/2006	
GA 7-7 Mounts Homes	Replace Ridge vents	9/16/2005		9/16/2007		6/30/2006	
GA 7-10 Anthony Homes	Install Air Conditioning in all Units (P)*	9/16/2005		9/16/2007		6/30/2006	
GA 7-15 Willingham Courts	Install Air Conditioning in all Units (P)*	9/16/2005		9/16/2007		6/30/2006	
GA 7-17 Roff/ Markwalter	Install Air Conditioning in all Units (P)*	9/16/2005		9/16/2007		6/30/2006	
GA 7-19 Bloomfield Way	Install Air Conditioning in all Units (P)*	9/16/2005		9/16/2007		6/30/2006	
GA 7-17 Roff/ Markwalter	Replace Roofs	9/16/2005		9/16/2007		6/30/2006	
GA 7-11 McAfee Tower	Renovation of Common Spaces/ install security system	9/16/2005		9/16/2007		6/30/2006	
GA 7-11 McAfee Tower	Upgrade cabs for for elevators	9/16/2005		9/16/2007		6/30/2006	
GA 7-11 McAfee Tower	Replace/ Repair Garbage Chute/ Compactor	9/16/2005		9/16/2007		6/30/2006	
GA 7-17 Roff/ Markwalter	Replace Ranges	9/16/2005		9/16/2007		6/30/2006	
GA 7-19 Bloomfield Way	Replace Ranges	9/16/2005		9/16/2007		6/30/2006	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750203 N/A		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u> 3 </u>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>6/30/2006</u> <input checked="" type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00		
3	1408 Management Improvements Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$513,266.84	\$513,266.84	\$513,266.84	\$513,266.84		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$130,031.16	\$130,031.16	\$130,031.16	\$130,031.16		
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$643,298.00	\$643,298.00	\$643,298.00	\$643,298.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security—Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750203 N/A		Federal FY of Grant: FFY 2003 Revision # 3		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	PHYSICAL IMPROVEMENTS							
GA 7-8 Davis Homes	Replace Roofs on FIC Building	1470.00	1	\$130,031.16	\$130,031.16	\$130,031.16	\$130,031.16	
GA 7-11 McAfee Tower	Replace Carpet/ VCT tiles in corridors	1460.00	11	\$113,266.84	\$113,266.84	\$113,266.84	\$113,266.84	
GA 7-11 McAfee Tower	Replace kitchen cabinets in units	1460.00	199 Units	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
GA 7-11 McAfee Tower	Replace kitchen sinks, all waste piping for sink, commode & bath tub and faucets in units	1460.00	84 Units	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
GA 7-11 McAfee Tower	Replace Ranges	1465.10	199 Units	\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total			\$643,298.00	\$643,298.00	\$643,298.00	\$643,298.00	
	GRAND TOTAL			\$643,298.00	\$643,298.00	\$643,298.00	\$643,298.00	

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Capital Fund Program Grant No: GA06P00750203 Replacement Housing Factor Grant No: N/A		Federal FY of Grant: Rev. # 2		FFY 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	
<u>PHYSICAL IMPROVEMENTS:</u>								
GA 7-8 Family Investment Center	Replace Roofs	2/13/2006			2/13/2008		6/30/2006	
GA 7-11 McAfee Tower	Replace Carpet/ VCT tiles in corridors	2/13/2006			2/13/2008		6/30/2006	
GA 7-11 McAfee Tower	Replace kitchen cabinets in units	2/13/2006			2/13/2008		6/30/2006	
GA 7-11 McAfee Tower	Replace kitchen sinks, all waste piping for sink, commode & bath tub and faucets in units	2/13/2006			2/13/2008		6/30/2006	
GA 7-11 McAfee Tower	Replace Ranges	N/A			N/A		N/A	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750104 N/A		Federal FY of Grant: FFY 2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u>3</u>)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>06/30/2006</u>		<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	\$0.00	\$0.00	\$0.00	\$0.00		
3	1408 Management Improvements Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$318,626.00	\$333,655.71	\$333,655.71	\$333,655.71		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$560,000.00	\$305,000.00	\$121,875.00	\$91,348.77		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$189,553.00	\$89,553.00	\$89,553.00	\$89,553.00		
10	1460 Dwelling Structures	\$2,280,282.48	\$2,468,762.42	\$2,467,789.07	\$2,172,218.17		
11	1465.1 Dwelling Equipment—Nonexpendable	\$167,059.00	\$161,803.00	\$161,803.00	\$161,803.00		
12	1470 Non-dwelling Structures	\$211,500.00	\$385,323.09	\$10,975.52	\$10,975.52		
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$37,580.52	\$20,503.78	\$20,503.78	\$20,503.78		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,764,601.00	\$3,764,601.00	\$3,206,155.08	\$2,880,057.95		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security—Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750104 N/A		Federal FY of Grant: GA06P00750104 Revision # 3		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS	1406.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
PHA-WIDE	MANAGEMENT IMPROVEMENTS							
	Resident Job Development	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Vacancy Reduction Program	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Security	1408.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Sub Total			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	ADMINISTRATION							
	Clerical	1410.10	1	\$29,400.00	\$32,506.17	\$32,506.17	\$32,506.17	
	Custodians	1410.10	4	\$80,400.00	\$78,093.40	\$78,093.40	\$78,093.40	
	Modernization Coordinator	1410.20	1	\$75,510.00	\$77,401.94	\$77,401.94	\$77,401.94	
	Resident Inspector	1410.20	1	\$63,400.00	\$63,772.53	\$63,772.53	\$63,772.53	
	Fringe Benefits	1410.19	3	\$69,916.00	\$81,881.67	\$81,881.67	\$81,881.67	
	Sub Total			\$318,626.00	\$333,655.71	\$333,655.71	\$333,655.71	
GA 7-2 Tindall Heights	ARCHITECTURAL & ENGINEERING FEES							
GA 7-6 Felton Homes	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$350,000.00	\$100,000.00	\$0.00	\$0.00	Revised
GA 7-7 Mounts Homes	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$100,000.00	\$100,000.00	\$26,875.00	\$9,514.66	In Progress
GA 7-17 Roff/ Markwalter	A & E Fee Costs	1430.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-11 McAfee Tower	A & E Fee Costs	1430.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	A & E Fee Costs	1430.00	L.S.	\$110,000.00	\$105,000.00	\$95,000.00	\$81,834.11	In Progress
	Sub Total			\$560,000.00	\$305,000.00	\$121,875.00	\$91,348.77	

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750104 N/A		Federal FY of Grant: GA06P00750104 Revision # 3		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	PHYSICAL IMPROVEMENTS							
GA 7-2/ 2A Tindall Heights	Replace Electrical Service Conduit/ Wiring	1460.00	250	\$139,826.91	\$139,826.91	\$139,826.91	\$139,826.91	Completed
GA 7-3 Bowden Homes	Replace Electrical Service Conduit/ Wiring	1460.00	40	\$153,288.25	\$153,288.25	\$153,288.25	\$153,288.25	Completed
GA 7-3 Bowden Homes	Replace roof on Adm. Building	1470.00	1	\$11,500.00	\$10,975.52	\$10,975.52	\$10,975.52	Completed
GA 7-4 Murphey Homes	Site Work	1450.00	L.S.	\$89,553.00	\$89,553.00	\$89,553.00	\$89,553.00	Completed
GA 7-4 Murphey Homes	Replace Electrical Service Conduit/ Wiring	1460.00	100	\$142,334.00	\$142,334.00	\$142,334.00	\$142,334.00	Completed
GA 7-6 Felton Homes	Site Work	1450.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-8 Davis Homes	Replace Roof on FIC Building	1460.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-10 Anthony Homes	Connect French drainage to underground storm pipes	1450.00	L.S.	\$100,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-15 Willingham Courts	Install Heating and Air Conditioning (P)	1460.00	4	\$24,287.00	\$24,287.00	\$24,287.00	\$24,287.00	Completed
GA 7-17 Roff/ Markwalter	Install Heating and Air Conditioning (P)	1460.00	4	\$15,969.00	\$15,969.00	\$15,969.00	\$15,969.00	Completed
GA 7-19 Bloomfield Way	Install Heating and Air Conditioning (P)	1460.00	25	\$141,314.00	\$141,314.00	\$141,314.00	\$141,314.00	Completed
GA 7-19 Bloomfield Way	Replace Electrical Service Conduit/ Wiring	1460.00	50	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-21 Bobby Jones/ Shakespeare	Install Heating and Air Conditioning	1460.00	91	\$646,320.79	\$646,320.80	\$646,320.80	\$646,320.80	Completed
GA 7-21 Bobby Jones/ Shakespeare	Replace Electrical Service Conduit/ Wiring	1460.00	91	\$47,777.00	\$47,777.00	\$47,777.00	\$47,777.00	Completed
GA 7-24 Martin Place	Install Heating and Air Conditioning	1460.00	28	\$167,985.53	\$167,985.53	\$167,985.53	\$167,985.53	Completed
GA 7-24 Martin Place	Replace Electrical Service Conduit/ Wiring	1460.00	28	\$15,200.00	\$15,200.00	\$15,200.00	\$15,200.00	Completed
GA 7-11 McAfee Tower	Cover interior brick walls with Paint	1460.00	199	\$199,000.00	\$199,000.00	\$199,000.00	\$150,000.00	Work is in progress
GA 7-11 McAfee Tower	Install vented Rangehoods	1460.00	199	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	Completed
GA 7-11 McAfee Tower	Upgrade TV cable and Security System	1460.00	199	\$15,000.00	\$15,000.00	\$15,000.00	\$8,771.89	Work is in progress
GA 7-11 McAfee Tower	Repaint Entry doors, install Door bells	1460.00	199	\$136,700.00	\$136,700.00	\$136,700.00	\$104,500.00	Work is in progress
GA 7-11 McAfee Tower	Replace bath Accessories & Plumbing Lines	1460.00	115	\$235,280.00	\$277,000.00	\$276,026.65	\$176,583.79	Work is in progress
GA 7-11 McAfee Tower	Reconfigure/ renovate interior of Units	1460.00	54	\$0.00	\$146,759.93	\$146,759.93	\$38,060.00	Moved work item from FY 2003, work in progress.
GA 7-11 McAfee Tower	Renovation/ Addition of Common Spaces	1470.00	L.S.	\$200,000.00	\$374,347.57	\$0.00	\$0.00	Revised
GA 7-11 McAfee Tower	Replace Ranges	1465.10	199	\$48,500.00	\$54,000.00	\$54,000.00	\$54,000.00	Completed
GA 7-3 Bowden Homes	Replace Refrigerators and Ranges	1465.10	101	\$66,357.00	\$58,242.00	\$58,242.00	\$58,242.00	Completed
GA 7-7 Mounts Homes	Replace Refrigerators and Ranges	1465.10	86	\$52,202.00	\$49,561.00	\$49,561.00	\$49,561.00	Completed
PHA- Wide	Upgrade Computer System	1475.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 7-11	Relocation	1495.10	L.S.	\$37,580.52	\$20,503.78	\$20,503.78	\$20,503.78	Completed
	Sub Total			\$2,885,975.00	\$3,125,945.29	\$2,750,624.37	\$2,455,053.47	
PHA- WIDE	Mod used for Development	1499.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	GRAND TOTAL			\$3,764,601.00	\$3,764,601.00	\$3,206,155.08	\$2,880,057.95	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750104 N/A		Federal FY of Grant: GA06P00750104 Revision # 3		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Capital Fund Program Grant No: GA06P00750104 Replacement Housing Factor Grant No: N/A			Federal FY of Grant: FFY 2004 Rev. # 3		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA- WIDE							
Management Improvements	N/A			N/A			
Administration Cost	9/13/2006			9/13/2008			
Fees and Costs	9/13/2006			9/13/2008			
PHYSICAL IMPROVEMENTS:							
GA 7-2/ 2A Tindall Heights	Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
GA 7-3 Bowden Homes	Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
	Replace roof on Adm. Building	9/13/2006		9/13/2008		6/30/2006	
GA 7-4 Murphey Homes	Site Work	9/13/2006		9/13/2008		6/30/2006	
	Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
GA 7-6 Felton Homes	Site Work	9/13/2006		9/13/2008		6/30/2006	
GA 7-8 Davis Homes	Replace Roofs on FIC Building	9/13/2006		9/13/2008		6/30/2006	
GA 7-10 Anthony Homes	Connect French drainage to underground storm pipes	9/13/2006	N/A	9/13/2008		N/A	
GA 7-11 McAfee Tower	Misc. Improvements	9/13/2006		9/13/2008			
GA 7-15 Willingham Courts	Install Heating and Air Conditioning	9/13/2006		9/13/2008		6/30/2006	
GA 7-17 Roff/ Markwalter	Install Heating and Air Conditioning	9/13/2006		9/13/2008		6/30/2006	
GA 7-19 Bloomfield Way	Install Heating and Air Conditioning Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
GA 7-21 Bobby Jones/ Shakespeare	Install Heating and Air Conditioning	9/13/2006		9/13/2008		6/30/2006	
	Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
GA 7-24 Martin Place	Install Heating and Air Conditioning	9/13/2006		9/13/2008		6/30/2006	
	Replace Electrical Service Conduit/ Wiring	9/13/2006		9/13/2008		6/30/2006	
GA 7-3 Bowden Homes	Replace Refrigerators and Ranges	9/13/2006		9/13/2008		6/30/2006	
GA 7-7 Mounts Homes	Replace Refrigerators and Ranges	9/13/2006		9/13/2008		6/30/2006	
PHA Wide	Upgrade Computer System	N/A		N/A			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750105 N/A		Federal FY of Grant: FFY 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u>3</u>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>6/30/2006</u> <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	\$90,000.00	\$90,000.00	\$48,495.00	\$48,495.00		
3	1408 Management Improvements Soft Costs	\$20,000.00	\$5,000.00	\$3,185.00	\$0.00		
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$336,000.00	\$336,000.00	\$336,000.00	\$64,028.44		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$290,782.00	\$276,022.00	\$124,491.05	\$23,421.55		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$87,500.00	\$44,615.22	\$44,615.22	\$41,225.75		
10	1460 Dwelling Structures	\$700,000.00	\$516,750.51	\$471,750.51	\$420,099.11		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00		
12	1470 Non-dwelling Structures	\$2,100,000.00	\$2,355,894.27	\$1,075.00	\$1,075.00		
13	1475 Non-dwelling Equipment	\$200,000.00	\$200,000.00	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,824,282.00	\$3,824,282.00	\$1,029,611.78	\$598,344.85		
22	Amount of line 21 Related to LBP Activities	\$5,000.00	\$5,000.00	\$3,185.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security –Soft Costs	\$5,000.00	\$0.00	\$0.00	\$0.00		
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750105 N/A		Federal FY of Grant: :FFY 2005 Revision # 3	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	<u>OPERATIONS</u>	1406.00	L.S.	\$90,000	\$90,000.00	\$48,495.00	\$48,495.00
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>						
	Resident Job Development	1408.00	L.S.	\$5,000	\$0.00		
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$5,000	\$0.00		
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000	\$5,000.00	\$3,185.00	\$0.00
	Security	1408.00	L.S.	\$5,000	\$0.00		
	Sub Total			\$20,000	\$5,000.00	\$3,185.00	\$0.00
PHA-WIDE	<u>ADMINISTRATION</u>						
	Clerical	1410.10	1	\$32,000	\$32,000.00	\$32,000.00	\$5,494.89
	Custodians	1410.10	4	\$78,000	\$78,000.00	\$78,000.00	\$20,333.42
	Modernization Coordinator	1410.20	1	\$77,000	\$77,000.00	\$77,000.00	\$12,965.84
	Resident Inspector	1410.20	1	\$64,000	\$64,000.00	\$64,000.00	\$10,660.42
	Fringe Benefits	1410.19	3	\$85,000	\$85,000.00	\$85,000.00	\$14,573.87
	Sub Total			\$336,000	\$336,000.00	\$336,000.00	\$64,028.44
GA 7-2/ 2A Tindall Heights GA 7-11 McAfee Tower	<u>ARCHITECTURAL & ENGINEERING FEES</u>						
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$170,782	\$96,022.00	\$0.00	
	A & E Fee Costs	1430.00	L.S.	\$120,000	\$180,000.00	\$124,491.05	\$23,421.55
	Sub Total			\$290,782	\$276,022.00	\$124,491.05	\$23,421.55

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750105 N/A		Federal FY of Grant: :FFY 2005 Revision # 3	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	PHYSICAL IMPROVEMENTS						
GA 7-2/ 2A Tindall Heights	Resurface bath tubs	1460.00	50 Units	\$0	\$45,000.00		
GA 7-2/ 2A Tindall Heights	Replace deteriorated gas lines	1460.00	200 Units	\$100,000	\$143,728.56	\$143,728.56	\$143,728.56
GA 7-2/ 2A Tindall Heights	Install Window Air Conditioners	1460.00	50 Units	\$150,000	\$186,421.95	\$186,421.95	\$186,421.95
GA 7-2 Tindall Heights Phase (I)	Landscaping	1450.00	L.S.	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace sidewalks, add fencing, rework playground, resurface parking areas.	1450.00	L.S.	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Abate lead based paint	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Handicap units (504 Compliance)	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace Flooring	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace Entry locks	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Install New window shades	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Repair Exterior Door Jambes	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Installed vented range hood	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Interior Painting	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace Screen Doors and Hardware	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Modernization of Bathrooms	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Modernization of Kitchens	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Misc. Electrical	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Misc. Plumbing lines	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace Hot Water Heaters	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Reconfigure dwelling units	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace Weather-stripping on exterior doors	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Replace interior doors	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Hydronic Heating	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2 Tindall Heights Phase (I)	Air-conditioning	1460.00	20 Units	\$0	\$0.00	\$0.00	
GA 7-2/ 2A Tindall Heights	Relocation	1495.10		\$0	\$0.00	\$0.00	
	Sub Total			\$250,000	\$375,150.51	\$330,150.51	\$330,150.51

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750105 N/A		Federal FY of Grant: :FFY 2005 Revision # 3	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA 7-4 Murphey Homes	Site Work	1450.00	L.S.	\$0	\$0.00		
GA 7-6 Felton Homes	Site Work	1450.00	L.S.	\$5,000	\$0.00		
GA 7-7 Mounts Homes	Site Work	1450.00	L.S.	\$45,000	\$44,615.22	\$44,615.22	\$41,225.75
GA 7-5 Pendleton Homes	Replace Clotheslines	1450.00	250 Units	\$37,500	\$0.00		
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	1460.00	50 Units	\$150,000	\$0.00		
GA 7-5 Pendleton Homes	Replace Floor Tiles	1460.00	50 Units	\$100,000	\$0.00		
GA 7-5 Pendleton Homes	Misc. Plumbing Repairs	1460.00	50 Units	\$50,000	\$0.00		
PHA- Wide	Replace latches for window Screens	1460.00	1468	\$150,000	\$141,600.00	\$141,600.00	\$89,948.60
GA 7-3 Bowden Homes	Replace Refrigerators	1465.10	101 Units	\$0	\$0.00		
GA 7-7 Mounts Homes	Replace Refrigerators	1465.10	86 Units	\$0	\$0.00		
GA 7-6 Felton Homes	Addition of Community Space	1470.00	L.S.	\$500,000	\$500,000.00		
GA 7-11 McAfee Tower	Renovation/ Addition of Common Spaces	1470.00	L.S.	\$1,600,000	\$1,855,894.27	\$1,075.00	\$1,075.00
GA 7-11 McAfee Tower	Furnishings for Common Areas	1475.00	L.S.	\$200,000	\$200,000.00		
	Sub Total			\$2,837,500	\$2,742,109.49	\$187,290.22	\$132,249.35
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$0	\$0.00	\$0.00	\$0.00
	GRAND TOTAL			\$3,824,282	\$3,824,282.00	\$1,029,611.78	\$598,344.85

Status of Work
Deleted
Deleted
Deleted

Status of Work
Deleted, to be funded at later years.
Deleted, to be funded at later years.
Revised
Deleted, to be funded at later years.
Deleted, to be funded at later years.
Deleted, to be funded at later years.
Deleted, to be funded at later years.
Deleted
Deleted
Revised

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program		Federal FY of Grant: FFY 2005		Revision # 3		
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
PHA- WIDE								
Management Improvements		8/18/2007			8/18/2009			
Administration Cost		8/18/2007			8/18/2009			
Fees and Costs		8/18/2007			8/18/2009			
PHYSICAL IMPROVEMENTS:								
GA 7-2/2A Tindall Heights	Resurface bath tubs	8/18/2007			8/18/2009			
GA 7-2/2A Tindall Heights	Replace deteriorated gas lines	8/18/2007			8/18/2009			
GA 7-2/2A Tindall Heights	Install Window Air Conditioners	8/18/2007			8/18/2009			
GA 7-2 Tindall Heights	Revitalization/ Reconstruction	8/18/2007			8/18/2009			
GA 7-4 Murphey Homes	Site Work	N/A			N/A			
GA 7-6 Felton Homes	Site Work	N/A			N/A			
GA 7-7 Mounts Homes	Site Work	N/A			N/A			
GA 7-5 Pendleton Homes	Replace Clotheslines	8/18/2007			8/18/2009			
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	8/18/2007			8/18/2009			
GA 7-5 Pendleton Homes	Replace Floor Tiles	8/18/2007			8/18/2009			
GA 7-5 Pendleton Homes	Misc. Plumbing Repairs	8/18/2007			8/18/2009			
GA 7-3 Bowden Homes	Replace Refrigerators	N/A			N/A			
GA 7-7 Mounts Homes	Replace Refrigerators	N/A			N/A			
GA 7-6 Felton Homes	Addition of Community Space	8/18/2007			8/18/2009			
GA 7-11 McAfee Tower	Renovation of Common Space	8/18/2007			8/18/2009			
PHA- Wide	Replace latches for window Screens	8/18/2007			8/18/2009			

Macon Housing Authority Admissions Preferences

The Macon Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Incentives are expected to be used primarily to encourage working families to accept a unit in lower income developments where such families are underrepresented. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Specific incentives will be individually approved by the Board of Commissioners.

It is the policy of the Macon Housing Authority to fully implement the rental choice provisions of QHWRA (flat rents) to insure that the market based rents of the lowest income developments reflect the actual value of such units. This will enable such developments to compete more effectively with internal and external competition for the working poor. This policy is also intended to ameliorate disincentives to employment and encourage existing residents to increase their incomes.

1. Application Ranking (ADOPTED 3/2003)

The Macon Housing Authority at its sole discretion hereby adopts admission preferences provided by the May 1, 2001 Federal Register (24 CFR Part 960.206).

Applications will be filed first by unit size and by unit type required (regular, elderly or handicapped). Within each category of unit size and type, the order of preference to select applications is as follows:

a. First Preference

Applicant families, otherwise eligible, who are elderly, handicapped or disabled families as defined in 24 CFR 5.603 who are receiving Social Security, SSI benefits or other disability benefits as a result of their inability to work.

b. Second Preference

Applicant families, otherwise eligible, who are currently employed and have been employed for 90 days or more and working an average of 20 hours per week as of the date on the application. "Employed" is defined as working for legal monetary compensation.

c. Third Preference

Applicant families, otherwise eligible, who are currently employed but have been employed less than 90 days and/or working an average of less than 20 hours a week as of the date on the application.

d. Fourth Preference

Applicant families, otherwise eligible, with income from Temporary Aid to Needy Families (TANF).

e. Fifth Preference

All other families.

2. Homeless Priority Within Each Preference

Applicant families, otherwise eligible, who meet the definition of homeless. "Homeless" is defined as:

Any individual or family who:

- a. Lacks a fixed, regular, and adequate nighttime residence, AND
- b. Is living in a homeless shelter (or other temporary housing provided by an agency serving the homeless) both at the time of application as well as at the time of selection. The applicant must be living in a homeless shelter (or other temporary housing shelter provided by an agency serving the homeless) that is controlled in whole by an agency that has a current Memorandum of Understanding on file with the Macon Housing Authority. An applicant family must also be referred by such agency. Referrals in this regard must be accompanied by an official certification by the referring agency as to the homeless status of the applicant.

This priority cannot be claimed by:

- a. An individual or family who is residing with relatives
- b. An individual or family who has created a homeless situation for the sole purpose of obtaining the priority. Creating a homeless situation includes, but is not limited to:
 - i. purposely setting fire to existing shelter
 - ii. being evicted from a rental unit for violation of the lease
 - iii. voluntarily moving from an otherwise suitable unit

An applicant family, who qualifies for this priority will receive only one offer for a public housing unit. If this offer is refused, the homeless priority is void and the applicant will be ranked in the preference category for which they qualify.

Within each preference, applications will be ranked by priority along with the date and time of application as described in Section C7.0 (2) of this policy.

MHA reserves the right to enter into a Memorandum of Understanding with any homeless agency at its sole discretion. The existence of homeless shelters in addition to the existence of a homeless priority does not create a property right actual or implied by any homeless shelter or related agency to enter into a Memorandum of Understanding with the Macon Housing Authority. The specific terms of any agreement are detailed by the Memorandum of Understanding itself.

None of the above preferences create a property right to claim a preference actual or implied for applicant families. The burden to provide verification for any preference claimed rests solely on the applicant individual or family. Failure to provide verification will result in denial of claimed preference.

If MHA determines that an individual or family does not qualify for a claimed preference, MHA will follow the procedures found in Section C7.0 (4) of this policy, "Grounds for Denial of Preference".

2. Dwelling Unit Offers

Matching the "ranking rentable unit" to the applicant at the top of the waiting list will be accomplished by offering that applicant the rental unit of the appropriate bedroom size that has been vacant the longest. However, the applicant is allowed the choice of any "available unit" in the applicant's appropriate bedroom size in that neighborhood where the "ranking rentable unit" is located. "Available unit" means any vacancy that has been prepared for re-occupancy and for which there is no other applicant commitment or acceptance of any previous MHA offer. The second-ranked applicant will be offered the rental unit of the appropriate bedroom size that is the next-longest vacancy. Matching other units to other applicants will proceed in this manner.

However, other provisions of this Section notwithstanding, homeless applicants within each priority will receive only one offer for the "ranking rentable unit" available at the time their eligibility is determined. If such applicants reject this offer, their priority (based on documented homelessness) will no longer be valid. In these instances such applications will be assigned to the appropriate classification, for continued processing in accordance with this Section.

When the applicant at the top of the waiting list is matched to the specific ranking unit, that dwelling unit becomes "unrentable" until the offer is made and accepted, or rejected. In order to reduce vacancy loss, it is necessary that processing from this point move as quickly as possible. To that end, the following conditions shall apply to dwelling unit offers:

- a. As an application moves near the top of the waiting list, the MHA will contact the applicant family to determine continued interest, to update the application

for final processing, to alert the applicant that an offer is likely in the near future, and to inform the applicant about the requirements for move-in, such as utility deposits, security deposits, deadlines, etc. For an applicant on a short waiting list, this may be included in the process of taking the complete application.

- b. Upon offer of an apartment, the applicant shall have one business day to accept or reject the apartment. An additional business day may be granted, if necessary, to allow the applicant to inspect the apartment. The applicant's failure to give an answer within this time period shall be counted as rejection of the offer. The Resident Services Coordinator (RSC) is required to make a reasonable effort to show the vacant apartment to the applicant during this time period.
- c. Upon acceptance of the offer, the applicant will then be assigned a deadline for move-in. Before the end of this period, the applicant must complete all outstanding pre-occupancy requirements, such as joint unit inspection, home visit by the RSC, establishment of utility services, leasing interview, and lease execution. Normally, this deadline will be within three working days of acceptance of the offer but may be extended to a maximum of five additional days at the discretion of the MHA when it believes it necessary to alleviate hardship.

Failure to complete move-in requirements within the assigned period will result in withdrawal of the offer and inactivation of the application.

3. Refusal by Applicant of an Offer

When an applicant refuses the offer of the "ranking rentable unit," the applicant will be offered at that time the longest vacant unit in all other neighborhoods, not otherwise obligated, that is ready for occupancy, and for which the applicant is eligible based on bedroom size. If this second offer is refused, a third offer in the same manner will be made to the applicant. This offer will be the next unit, vacant the longest and ready for occupancy in a neighborhood different from the first two, not otherwise obligated, for which the applicant is eligible based on bedroom size. As with the first offer, the applicant is allowed the choice of any "available unit" located in the neighborhoods where the second and/or third offer is made.

If all these offers are refused, the application shall be returned to the waiting list, with the "third offer rejection date" serving as the new "date of application." Provided, however, if the applicant presents satisfactory evidence that acceptance of any offered unit will result in undue hardship not related to race, color or national origin, the refusal will not count. Valid "hardship" includes: lack of transportation to employment when no automobile is owned; special school, health, child care or elderly needs are unavailable in the offered neighborhood's location; or, an employer has location requirements as to proximity of residence to the place of employment. Upon return to the top of the waiting list, three offers

will again be made as noted above. If these three offers are refused, the application will be removed from the waiting list and placed in a permanent, inactive status. The applicant will be informed of the need to re-apply for housing assistance.

When a second or third offer cannot be immediately made because no unobligated vacancies exist at that time, the application will be placed in a "pending" status. When vacancies do occur for which that applicant will be eligible, second and third offers will be made to that applicant, prior to any initial offer being made to a family on the waiting list.

4. Grounds for Denial of Preference and Opportunity for Hearing

If the MHA determines that an applicant does not meet the criteria for receiving a claimed preference, the MHA will promptly provide the applicant with written notice of the determination. The Notice must contain a brief statement of the reasons for the determination, and state that the applicant has the right to meet with the MHA's designee to review it. The person designated by the MHA to conduct the informal hearing may be the person who made or reviewed the determination. The applicant may exercise other rights if the applicant believes that he or she has been discriminated against on the basis of race, color, religion, sex, handicap, familial status or national origin.

Attachment T (ga007t03)

Chapter 4

ESTABLISHING PREFERENCES AND MAINTAINING MHA's WAITING LIST

[24 CFR Part 5, Subpart D; 982.54(d)(1); 982.204, 982.205, 982.206]

INTRODUCTION

It is MHA's objective to ensure that families are placed in the proper order on the waiting list and selected from the waiting list for admissions in accordance with the policies in this Administrative Plan.

This chapter explains the three local preferences which MHA has adopted to meet local housing needs, defines the eligibility criteria for the preferences and explains MHA's system of applying them. Placement on the waiting list in no way guarantees acceptance to the Section 8 program. MHA reserves the right to remove any individual or family from the waiting list for supplying false information, or not supplying MHA with requested information.

By maintaining an accurate waiting list, MHA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in a timely manner.

A. WAITING LIST [24 CFR 982.204]

MHA uses a single waiting list for admission to its Section 8 tenant-based assistance program.

Except for special admissions, applicants will be selected from the MHA waiting list in accordance with policies and preferences and income targeting requirements defined in this chapter.

The waiting list contains the following information for each applicant listed as listed on each pre-application:

1. Applicant name
2. Family unit size (number of bedrooms family qualifies for under MHA subsidy standards)
3. Date and time of application
4. Qualification for any local preference
5. Racial or ethnic designation of the head of household, for demographic research purposes only
6. Annual (gross) family income
7. Number of persons in family
8. Any other information which MHA or HUD may require from time to time

MHA reserves the right to stop application-taking at any time. The existence of a waiting list does not guarantee placement on the list. Placement on the waiting list only occurs when MHA opens the waiting list for application-taking. MHA opens the list at its discretion when it is estimated that additional applications can be processed in a timely manner, generally within the next eighteen months to two years.

B. SPECIAL ADMISSIONS [24 CFR 982.203]

Special admissions families will be admitted outside of the regular waiting list process. They do not have to qualify for any preferences, nor are they required to be on the program waiting list. MHA maintains separate records of these admissions.

These types of admissions only occur when HUD awards MHA special funding that is targeted to specific families for specific reasons. Additionally meeting the following criteria for special admissions does not guarantee admission to the Section 8 program. Special admission applicants must otherwise qualify for admission to the program. Some examples of special admissions include:

1. A family displaced because of demolition or disposition of a public or Indian housing project as outlined in the Displacement Preference Policy;
2. A family residing in a multifamily rental housing project when HUD sells, forecloses or demolishes the project as outlined in the Displacement Preference Policy;
3. For housing covered by the Low Income Housing Preservation and Resident Homeownership Act of 1990;
4. A family residing in a project covered by a project-based Section 8 HAP contract at or near the end of the HAP contract term; and
5. A non-purchasing family residing in a HOPE 1 or HOPE 2 project.

Additionally, the HUD office of the Inspector General and/or the U.S. Attorney's Office from time to time, contacts MHA wanting to house families or individuals under the Witness Protection Program. In these types of situations, MHA will at its discretion enter into an agreement with the Inspector General's Office or the U.S. Attorney's Office to house individuals who must otherwise qualify for Section 8. The HUD Inspector General may waive other provisions under this and HUD policy as it deems necessary to accomplish its purposes.

C. LOCAL PREFERENCES [24 CFR 982.207]

MHA has three local (not to be confused with any Federal definitions) preferences:

1. Homeless Preference
2. Displacement Preference
3. Disabled Preference

D. HOMELESS PREFERENCE

1. For purposes of this policy, a homeless family lacks a fixed, regular and adequate night time residence; AND
2. Has a primary night time residence that is a supervised public or private shelter providing temporary accommodations (including welfare hotels, congregate shelters and transitional housing), or an institution providing temporary residence for individuals intended to be institutionalized, or a public or private place not ordinarily used as a sleeping accommodation for human beings.

Memoranda of Understanding:

All individuals or families who claim a homeless preference must present a letter from an agency that has a memorandum of understanding with MHA to certify that the particular individuals or families are homeless with respect to the above definition. Memoranda of understanding are currently on file with the following agencies:

1. Bibb County Department of Family & Children's Services
2. Macon-Bibb County Economic Opportunity Council, Inc.
3. Macon Rescue Mission, Elderly Division
4. Macon Rescue Mission, Women's Division
5. Macon Outreach

MHA reserves the right to add or remove agencies from this list at any time. MHA retains the sole right to determine whether an applicant meets the criteria for the homeless preference and may consider any other available information in making this determination.

E. DISPLACEMENT PREFERENCE:

From time to time, there is a need for low-income families to obtain a Section 8 voucher because their current place of residence (either a unit rented or owned by a low-income individual or family), is being considered for purchase to be demolished by an agency of the United States or by any state or local governmental body or agency, including the Macon Housing Authority (MHA), for the purpose of developing a public improvement program. When this occurs, MHA may offer assistance through the Section 8 rental assistance program in accordance with this policy.

POLICY:

1. At its sole discretion, MHA may enter into a memorandum of understanding, contract, or other type of agreement with Federal, state or local governments or agencies who are in the process of purchasing and disposing of homes or rental units for the purpose of developing public improvement programs.

When an agreement is reached between MHA and an appropriate agency, MHA will give preference to those families or individuals who are or will be affected by displacement action imposed by that Federal, state or local government or agency.

- a) “Displacement” means that a low-income individual or family will not have a suitable place of residence to reside in if action is taken to acquire and/or demolish their home or rental unit.
 - b) “Preference” means that an individual or a family, who is or will be affected by displacement action, will be given the opportunity to apply for a Section 8 voucher without having to be placed on the regular Section 8 waiting list and will receive a higher ranking than others on the waiting list, regardless of date of application. Among families equally qualified under this preference, those with the earliest date and time of application will normally be selected first, but MHA reserves the right to coordinate the actual issuance of vouchers to meet the scheduling needs of the cooperating agency, or for other business reasons.
2. If the individual or family is determined to be eligible, and has provided proper certification that displacement will occur, the individual or family will be issued a voucher to find Section 8 housing. The family or individual may also be issued a voucher to find Section 8 housing because of MHA initiated displacement.
- a) “Eligible” means that an individual or family meets all the requirements found at CFR 982.201, Subpart E, and any other requirements as specified in the MHA Administrative Plan and memorandum of understanding, contract or agreement between MHA and the entity engaging in action which will displace a low-income family. Also, to be eligible, a low-income individual or family must provide proper certification that they will be displaced. MHA retains the sole right to determine eligibility.
 - b) “Proper Certification” means that the low income individual or family must obtain a letter, with such supporting documentation as MHA may require, from the agency with which MHA has entered into a signed agreement. The letter must include a statement that the low-income individual or family will be displaced because of the actions undertaken by the agency. The letter must also include a recommendation that the individual or family receive the displacement preference. MHA retains the sole right to determine the adequacy of the certification.
 - c) “MHA Initiated Displacement” means that MHA may cause displacement of Section 8 eligible families as a result of its own housing or redevelopment programs. In such cases, MHA shall document the displacement and determine eligibility at the outset of the project on an individual basis in the same manner as with an outside agency.
3. If a low income individual or family is approved for Section 8 rental assistance, the individual or family will be required to adhere to all Federal regulations and MHA policy pertaining to Section 8 continued occupancy.

4. Nothing in this policy creates a property right for any individual or family to receive the displacement preference. Additionally, this policy does not create a right for any governmental body or agency to enter into a memorandum of understanding, agreement or contract with MHA to provide the displacement preference.
5. When a need has been identified, MHA will develop an agreement which will include specific time limits, eligibility requirements, and any other lawful requirements which must be met before MHA will allow a low-income individual or family who is being displaced to apply for Section 8 assistance and receive a displacement preference.

F. DISABLED PREFERENCE

1. For the purposes of this policy, a person or family must meet the following definition for disabled to be considered for admission to the Section 8 program under this preference [24 CFR 5.403]:
 - (a) Has a disability, as defined in 42 U.S.C. 423;
 - (b) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - (i) Is expected to be of long-continued and indefinite duration;
 - (ii) Substantially impedes his or her ability to live independently, and
 - (iii) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
 - (iv) Has a developmental disability as defined in 42 U.S.C. 6001.
 - (v) Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome;
 - (vi) For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and
 - (vii) Means “individual with handicaps”, as defined in §8.3 of this title, for purposes of reasonable accommodation and program accessibility for persons with disabilities.
2. In addition to the above criteria, any agency which MHA has entered into a MOU with, must also certify that the applicant in question would be able to live independently only with the housing assistance.
3. Any person or family claiming this preference must obtain a letter from an agency that has a Memorandum of Understanding with MHA to certify that the particular individual or family has a disability with respect to the above definitions in (1) and (2) above. Currently, MHA has a

Memorandum of Understanding with Disability Connections, Inc., but may from time to time enter into Memorandum of Understandings with other agencies as circumstances warrant.

G. LOCAL PREFERENCE SUMMARY

Individuals or families who claim any of the local preferences as defined by this policy do not assume an automatic right of acceptance to the MHA Section 8 program. All local preference claims will be verified by MHA staff. Once a local preference has been verified, the applicant must meet all other MHA and HUD prescribed eligibility criteria as defined in this policy. MHA reserves the right to reject any applicant who provides false information or fails to cooperate in obtaining information.

In the event that MHA receives applicants who claim one of MHA's established local preferences (homeless, displaced, disabled) at the same time, MHA will process the applications on a first come, first serve basis, by date and time. Also, in the event that a natural disaster strikes creating too many applicants needing assistance through the local preference system as defined herein, to be processed timely, MHA reserves the right to freeze all applications and make ordinal decisions or modification to this policy as needed.

H. TREATMENT OF SINGLE APPLICANTS

Single applicants will be treated as any other eligible family on the waiting list.

I. INCOME TARGETING

In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year MHA will reserve a minimum of seventy-five percent of its Section 8 new admissions for families whose income does not exceed 30 percent of the area median income. HUD refers to these families as "extremely low-income families." MHA will admit families who qualify under the Extremely Low-Income limit to meet the income-targeting requirement, regardless of preference.

MHA's income targeting requirement does not apply to low-income families continuously assisted as provided for under the 1937 Housing Act.

MHA is also exempted from this requirement where MHA is providing assistance to low income or moderate-income families entitled to preservation assistance under the tenant-based program as a result of a mortgage prepayment or opt-out, as directed by HUD.

J. CROSS-LISTING OF DIFFERENT HOUSING PROGRAMS AND SECTION 8

MHA will not merge its waiting lists. However, if the Section 8 waiting list is open and the applicant has been placed on the public housing waiting list, or any project-based, or any moderate rehabilitation program waiting list, MHA will offer to place the family on its tenant-based assistance list.

K. OTHER HOUSING ASSISTANCE [24 CFR 982.205(b)]

Other housing assistance means a federal, state or local housing subsidy, as determined by HUD, including public housing. MHA will not take any of the following actions because an applicant has applied for, received, or refused other housing [24 CFR 982.205(b)]:

1. Refuse to list the applicant on the MHA waiting list for tenant-based assistance;
2. Deny any admission preference for which the applicant is currently qualified;
3. Change the applicant's place on the waiting list based on preference, date and time of application, or other factors affecting selection under the MHA selection policy; or
4. Remove the applicant from the waiting list.

However, MHA may remove the applicant from the waiting list for tenant-based assistance if MHA has offered the applicant assistance under the voucher program.

L. ORDER OF SELECTION [24 CFR 982.207(e)]

MHA's method for selecting applicants from a preference category is designed to have a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in this Administrative Plan. Selection from the waiting list will be made without regard to race, color, sex, religion, creed, national or ethnic origin, familial status, ancestry, place of birth, handicap, disability or source of income.

Applications are filed using a computer-generated lottery system. Applications are filed and selected as follows:

1. Applicants otherwise eligible who claim one of the three MHA local preferences are assigned the designation of "P2".
2. Applicants otherwise eligible who do not claim any preference are assigned the designation of "P3".
3. Applicants otherwise eligible who are already recipients of other assisted housing. "Assisted housing" means an applicant who is living in public housing or other Section 8 assisted housing (Section 236 properties, for instance). To be compliant with CFR 982.207(4), MHA will not deny a local preference or exclude a family from the program because the family is receiving subsidy assistance elsewhere. However, it is MHA's policy to help families who are not receiving any assistance first. When MHA has exhausted all "P3" applications, MHA will then undertake to mail "still interested" cards to all those applicants who are determined to be "P4" applicants. The "still interested" cards will state the deadline by which applicants must respond. If an applicant fails to respond within the stated reasonable timeframe, the applicant will be considered uninterested and the application will be removed from the waiting list. Those applicants who do respond within the stated deadline will be processed according to the lottery ranking assigned.

M. REMOVAL FROM WAITING LIST AND PURGING [24 CFR 982.204(c)]

The waiting list will be purged approximately every two to three years by mailing a “still interested” card to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for confirmation of continued interest. Any mailings to the applicant which require a response will state that failure to respond within ten days will result in the applicant's name being removed from the waiting list.

An extension of thirty days to respond will be granted, if requested and needed as a reasonable accommodation for a person with a disability. However, an applicant who claims a disability bears the full burden of providing all requested information by MHA regarding the said disability.

If a letter is returned by the U.S. Post Office without a forwarding address, the applicant will be removed without further notice and the envelope and letter will be maintained in the file.

If a letter is returned with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless the Executive Director or the Housing Assistance Director determines there were circumstances beyond the person's control, such as severe life threatening situations of the applicant as documented by a physician.

Attachment U (ga007u03)

Preference Guidelines: **Admissions – Section C7.0 Application Ranking**

1. Application Ranking

The Macon Housing Authority at its sole discretion hereby adopts admission preferences provided by the May 1, 2001 Federal Register (24 CFR Part 960.206).

Applications will be filed first by unit size and by unit type required (regular, elderly or handicapped). Within each category of unit size and type, the order of preference to select applications is as follows:

- a. First Priority
Applicants, otherwise eligible, who are elderly, handicapped or disabled families as defined in 24 CFR 5.603 who are receiving Social Security, SSI benefits or other disability benefits as a result of their inability to work.
- b. Second Priority
Applicants, otherwise eligible, who are currently employed and have been employed for 90 days or more as of the date on the application. “Employed” is defined as working for monetary compensation.
- c. Third Priority
Applicants, otherwise eligible, who are currently employed but have been employed less than 90 days of the date on the application.
- d. Fourth Priority
Those applicants, otherwise eligible, with income from TANF, Child Support or any type of income as defined in 24 CFR 5.609 will qualify for this priority.
- e. Fifth Priority
Applicants, otherwise eligible, who meet the definition of homeless (as defined in B.4.12) and are currently staying in one of the homeless shelters with which we have a Memorandum of Understanding. As described further in this Section, an applicant who qualifies for this preference will receive only one offer for a Public Housing unit. If this offer is refused, the application will be placed in the category other than homeless for which they qualify.
- f. Sixth Priority
Applicants, other eligible, who do not qualify under any of the above preferences.
- g. Seventh Priority
Those applicants, otherwise eligible, who are receiving federal housing assistance to the extent that they are not required to pay in excess of 30% of their adjusted income for rent and utilities.

None of the above preferences create a property right actual or implied for applicant families. The burden to provide verification for any preference claimed rests solely on the applicant family. Failure to provide verification will result in denial of claimed preference.

CHAPTER 19

HOMEOWNERSHIP VOUCHER PROGRAM OPTION

[24 CFR 982.625]

I. GENERAL PROVISIONS

Under 24 CFR 982.625, PHAs may elect to provide Housing Choice Voucher assistance to an eligible family that purchases, rather than rents, a dwelling unit that will be occupied by the family. The homeownership option does not require, and HUD does not provide, additional or separate funding. Macon Housing Authority (MHA) will use the voucher program funding previously established under existing Annual Contributions Contracts (ACC) for the Housing Choice Voucher program to fund the Homeownership Voucher program option.

However, at any time, and at MHA's discretion, the homeownership option may be discontinued due to lack of funding or for any reason as determined by MHA.

Nothing in this chapter shall constitute a right by a Section 8 participant, financial institution, real estate developer, agent, or any other interested parties to participate in MHA's Section 8 homeownership option.

The program will provide additional affordable housing opportunities for low-income families who qualify and encourage self-sufficiency among Housing Choice Voucher Program participants.

II. INITIAL ELIGIBILITY REQUIREMENTS

A Housing Choice Voucher program applicant or participant, who wishes to utilize their voucher subsidy to purchase, rather than rent a home, must meet the following initial eligibility requirements:

1. A family must meet the general requirements for admission to or continued participation in the MHA Housing Choice Voucher program.
2. Current Housing Choice Voucher Program participants must be in full compliance with their lease and Housing Choice Voucher program requirements and must terminate their current lease arrangement in compliance with the lease (at least a 30-day notice is required).
3. The family must be "first-time homeowners", meaning that a family member must not have owned title to a principal residence in the last three (3) years. Residents of limited equity cooperatives are eligible for the homeownership program.

4. The head of household or spouse must be employed full-time (employment must average a minimum of 30 hours per week) and have been continuously employed before commencement of homeownership assistance. "Continuously employed" is defined as a person who has been employed for not less than one (1) year with not less than a four (4) week interruption (this includes a person who is self employed).
5. The family must have at least \$15,000 annual income. Public assistance income may not be used for meeting the income requirements when the family is not elderly or disabled. "Public assistance" includes federal housing assistance or the housing component of a welfare to work grant; TANF assistance, SSI that is subject to an income eligibility test; food stamps; general or other assistance provided under a federal, state or local program that provides assistance available to meet family living or housing expenses. Seasonal employees such as teachers must be certified annually instead of on an interim basis when income decreases for a short period of time (i.e. summer vacation).
 - a. A head of household who is elderly or disabled is not required to meet the employment requirement in #4 above. Additionally, an elderly or disabled head of household is not required to meet the income requirements in #5 above. An elderly or disabled head of household is only required to meet their lender's income/working requirements. Furthermore, if a family other than an elderly or disabled family includes a person with disabilities, MHA may grant an exemption from the employment requirement if MHA, at its sole discretion, determines that an exemption is needed as a reasonable accommodation to allow full access to the program.
 - b. There may be occasions when a family does not meet MHA's minimum income qualification. However, the family that can demonstrate that it has been pre-qualified or pre-approved for financing with their current income may use that income to qualify for participation in the program. However, the pre-qualified or pre-approved financing must meet MHA's established requirements for financing the purchase of the home. And, the pre-qualified or pre-approved financing amount must be sufficient to purchase housing that meets MHA's HQS standards in MHA's jurisdiction.
6. The family may not owe money to MHA or any other housing authority.
7. A head of household or spouse who has previously defaulted on a mortgage obtained through the Homeownership Voucher program is not eligible to purchase another home with voucher assistance.

8. A married head of household, who is physically separated (does not share residence) but not legally divorced from his or her spouse, must either divorce or include the spouse (and his/her income) in the household for the eligibility determination.
9. If an applicant wishes to buy a home with a co-applicant, the co-applicant must be included in the applicant's Housing Choice Voucher at the time of application.

III. PARTNER AGENCIES

At its sole discretion, MHA may enter into a Memorandum of Understanding (MOU) with agencies that it determines will help MHA best achieve the goal of assisting qualified Section 8 residents to obtain homeownership.

This includes, but is not limited to, agencies who may have clients with special physical or mental needs. Additionally, by using a MOU, MHA, at its sole discretion, may waive certain provisions of this plan (with the exception of required HUD regulations or lender requirements), when, in the interest of a potential homebuyer or group of homebuyers, MHA determines that by waiving such provisions, the potential homeowner or group of potential homeowners along with the community will benefit by such action. Again, MOUs are entered into at the sole discretion of MHA. Nothing in this policy gives any agency group or other interested party the right, implied or otherwise, to enter into a MOU for any reason.

IV. HOMEBUYER EDUCATION

HUD requires that families receive pre-purchase homebuyer education (8 hour minimum) before they are eligible to receive assistance through the Homeownership Voucher Program option. The family will not be considered eligible to use their voucher to purchase a home until they have completed the homebuyer education requirements and secured appropriate financing to purchase a home. All eligible applicants will be given information regarding a MHA approved agency that offers homebuyer education. At a minimum, the homebuyer education will include the following:

- Budgeting and money maintenance
- Credit counseling
- Knowing key personnel and their roles in the home buying process
- How to negotiate the purchase price
- Preparation for loan qualification and application
- How to obtain homeownership financing
- How to find a home
- Advantages of purchasing and how to locate a home in the area that does not have a high concentration of low-income families

- Maintaining a home
- Avoiding delinquencies, defaults, and foreclosures

Upon completion of the pre-purchase homebuyer education, MHA voucher holders should have an understanding of how to do the following:

- Determine if homeownership is right for them
- Budget and manage their credit
- Determine what they can afford to spend on a home
- Identify what they want and need in a home
- Shop for a home that meets their needs
- Decide how much to offer for a house
- Obtain and use a home inspection
- Shop for an affordable mortgage
- Know what to expect at closing and settlement
- Meet the ongoing financial obligations of homeownership and avoid default
- Care for the home after purchase
- Budget and save for expected and unexpected home repairs
- Take advantage of financial opportunities that come with homeownership

Once the applicant has successfully completed the homeownership program, the applicant must provide MHA with a certificate or other documentation verifying successful program completion.

V. SECTION 8 HOMEOWNERSHIP COMMITTEE EVALUATION CRITERIA

Once a participant has made application (in a form prescribed by MHA), the application will be forwarded to the Section 8 Homeownership Committee, hereafter known as the “Committee” for review.

The Committee shall consists of representatives from MHA and various agencies chosen by MHA, who, in MHA’s sole judgment are able to fairly apply the selection criteria as outlined herein. Nothing in this Plan gives any individual or agency the right to become a member of the committee. Committee members are chosen by MHA at its sole discretion.

The Committee shall apply the following affordability and suitability criteria when selecting potential homebuyers for the program:

NOTE: The scoring criteria contained in Sections 1(a) and 1(c) below will not be applied to an elderly or disabled head of household or to a household that contains a person with disabilities that has been determined by MHA, at its sole discretion, to be exempt from these requirements as a reasonable accommodation. Families

who are in this category must meet all other requirements unless specifically noted, have sufficient income (in the sole judgment of MHA) to sustain homeownership, and will have to score within the applicable ranges contained in Sections 1(b) and 1(d) below.

1. Scoring Criteria: Each applicant will be evaluated using a system based on a one hundred (100) point scale as follows:

a. Total Annual Income

- Income at or above \$20,000 = 35 points
- Income between \$18,000 and \$19,000 = 25 points
- Income between \$17,000 and \$17,999 = 20 points
- Income between \$16,000 and \$16,999 = 10 points
- Income between \$15,000 and \$15,999 = 5 points
- Income below \$15,000 = Not Eligible

b. Credit Scores

Credit scores will be assessed based on reports obtained from Equifax, Experian, and Transunion.

- Beacon score of 600 or above = 35 points
- Beacon score of 500 to 599 = 25 points
- Beacon score of 400 to 499 = 15 points
- Beacon score of less than 400 = Not Eligible

c. Employment History

- Employed for more than 3 years = 15 points
- Employed for more than 2 years = 10 points
- Employed for more than 1 year = 5 points
- Employed less than 1 year = Not Eligible

d. Section 8 Participant History

Participant has not had a counseling report filed with the Section 8 department at MHA and has not violated any Section 8 Family Obligations during the past 24 months and does not have a criminal record involving crimes of a physical violence nature against persons or property including drug related crimes in the past five (5) years.

- No history = 15 points
- History = 0 points

In addition to the scoring mechanism herein, the Committee will also review the applicant's initial eligibility requirements to determine eligibility. Once the Committee reaches a decision regarding a Section 8 Homeownership applicant, the applicant will be notified in writing within 10 business days. A favorable review by the Committee does not guarantee that an applicant will ultimately obtain a home since lenders, among other factors, have their own set of requirements that are separate from MHA's requirements. If an unfavorable decision is rendered, the applicant may request an informal hearing according to the provisions of this Administrative Plan.

VI. FINANCING

Participating families are responsible for securing financing for the purchase of a home that is insured or guaranteed by the state or Federal government, complies with secondary mortgage market underwriting requirements, or complies with generally accepted private sector underwriting standards. Although MHA will not direct families to any particular lender, Rural Development, Fannie Mae, other lenders, and other non-profit entities currently offer affordable mortgages to low income families participating in the Homeownership Voucher program.

The proposed financing terms (HUD-1 Settlement) must be submitted to and approved by MHA prior to the close of escrow. MHA staff will review the terms of financing for each family to protect the family from predatory or abusive lending practices. The following terms are not acceptable:

- Loans that have total closing costs that exceed 6%
- Loans which have origination costs which exceed 1%
- Loans that include high credit insurance premiums
- Loans with balloon payments or adjustable rate mortgages (ARMS) that will not be paid of by the subsidy before maturity
- Loans with above-market interest rates or discount points
- Loans with pre-payment penalties
- Loans with excessive fees or fees that have not been adequately explained to the borrower
- Loans that are originated by sub prime lenders
- Loans that do not include amounts for tax and insurance escrows
- Loans that are seller financed (except in the case where, at MHA's sole discretion, MHA has entered into a Memorandum of Understanding with an agency or entity that owns homes and wishes to finance part or all of the sale)

A. Financing Models

Participating families may use one of three (3) financing models in the Homeownership Voucher program.

1. Mortgages Under the Section 8 Homeownership Option, General:

Mortgages under the Section 8 Homeownership option allow the Homeownership Voucher Program participant (borrower) to secure a first mortgage that covers the entire purchase price of the home. HUD's September 7, 2001 Mortgagee Letter (2001-20), advises lenders to assume the housing assistance payment will continue for at least three years. The Mortgagee Letter (2001-20) also advises lenders of acceptable underwriting methods when working with Homeownership Voucher participants. The following are acceptable underwriting methods for loans made to Homeownership Voucher Program participants:

- Add the subsidy payment (HAP) to borrower's income as an "other" source of income. The subsidy payment may be "grossed up" 25 percent.
- Deduct the subsidy payment (HAP) from the principle, interest, taxes, and insurance (PITI). Housing debt to income ratio is based upon the "net housing obligation" of the borrower.

The participant makes a payment for his portion of the monthly mortgage payment (approximately 30% of his monthly adjusted income) directly to the lender, and MHA pays the remainder of the mortgage payment directly to the lender or loan servicing company. At the end of the maximum term (15 years), the Housing Choice Voucher mortgage assistance payment ends, and the family is responsible for the full mortgage payment (for disabled families, the assistance payment continues for the loan term).

The following models are for illustrative purposes only and are intended to aid applicants and lenders in structuring loans and payment terms:

Model #1 - Example of the 15 Year Mortgage Model:

Mortgage Term:	15 years
Price of home:	\$80,000.00
Required down payment by purchaser:	\$ 800.00
Required down payment by other:	\$ 1,600.00
Loan amount:	\$77,600.00
Interest rate:	6%
Payment (P & I only):	\$ 654.83
Total Payment (T, I, PMI):	\$ 764.83

Section 8's Contribution (Model #1):

Yearly income of head:	\$18,000.00
Deductions (2 children):	\$ 960.00
Adjusted yearly income:	\$17,040.00
Adjusted monthly income:	\$ 1,420.00
S8 total tenant payment (AMI x .30)	\$ 426.00
S8 payment to lender (PS – TTP)	\$ 326.00
Homeowner share:	\$ 438.83
Total monthly payment to lender:	\$ 764.83

Model #2 - Example of the 30 Year Loan Model with Refinancing for 30 Additional Years @ Year 15:

Original loan amount:	\$77,600
Total amount paid by HAP & owner @ end of year 15:	\$22,466
Loan balance @ end of year 15:	\$55,133
REFI @ 16 th year @ 6% for 30 years:	(360)
Payment (P & I):	\$330.56
Total payment (T & I):	\$365.00

Section 8 Contribution for Model #2:

Section 8's contribution would no longer apply in Model #2 once the initial 15 year amortization was complete. Refinancing at beginning of year 16 allows the homeowner to reduce total out of pocket monthly payments thus keeping the purchase affordable.

Model #3 - Example of the 30 Year Model (Subsidy Ends at End of Year 15):

Mortgage term:	30 years
Price of home:	\$80,000
Required down payment by purchaser:	\$ 800
Required down payment by other:	\$ 1,600
Loan amount:	\$77,600
Interest rate:	6%
Payment (P & I only):	\$465.25
Total payment (T, I, PMI):	\$575.25

Section 8 Voucher Contribution for the 30 Year Model (Model #3):

Yearly income of head:	\$18,000
Deductions (2 children):	\$ 960
Adjusted Yearly Income:	\$17,040

Adjusted Monthly Income:	\$ 1,420
S8 Total Tenant Payment (AMI x .30):	\$ 426
S8 payment to lender (PS – TTP):	\$326.40 until year 16
Owner share until year 16:	\$249.25 (\$575.25 @ year 16)
One mortgage payment:	\$575.25

B. Down Payment

A minimum down payment of three (3) percent of the purchase price is required for participation in the Homeownership Voucher program. At least one percent of the purchase price must come from the family’s personal resources. The family may use grants or any other type of resources or funding to cover the remainder of the down payment and the closing costs.

VII. FINAL ELIGIBILITY DETERMINATION

To ensure an accurate HAP figure for the lender, the family’s income will be recertified again when MHA is notified of the loan closing date.

VIII. VOUCHER ISSUANCE AND TIMEFRAME FOR UTILIZATION

A voucher for homeownership purposes will be issued to the family following the final eligibility determination. Once the Homeownership Voucher is issued, the family will have a maximum of 120 days from the issue date of the voucher to find a home and enter into a “sales contract”.

Any extensions beyond 120 days will be at the sole discretion of MHA’s Director of Housing Assistance or the Executive Director and will be based on verifiable events that are beyond the participant’s control (i.e., extended hospital stays, family emergencies, etc.).

IX. SUBSIDY STANDARDS

Because the family may not compensate for family composition changes by relocating without selling their home, an exception to the regular Housing Choice Voucher program subsidy standards is necessary. For purposes of the Homeownership Voucher Program and determining which payment standard to use in the calculation of the owner’s portion, the family will not be required to share bedrooms. The subsidy standard will be one bedroom per household member unless it is determined that a family needs additional bedrooms as a reasonable accommodation.

X. SALE CONTRACT AND INSPECTION REQUIREMENTS

This section details the requirements of the “Sales Contract” and the inspection of units in the Homeownership Voucher program.

A. Sales Contract

Participants in the Homeownership Voucher program must complete a “Sales Contract” or Residential Purchase Agreement (herein “Agreement”) with the owner of the property to be purchased. The Agreement should include at least the home’s price and terms of sale, the purchaser’s pre-purchase inspection requirements and notice that the sale is conditional on the purchaser’s acceptance of the inspection report, and an agreement that the seller is obligated to pay for necessary repairs. The sales contract must be approved by MHA.

B. Independent Inspection

The participant must obtain an independent professional home inspection of the unit’s major systems at the participant’s expense. The inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems.

C. Housing Quality Standards Inspection

MHA will conduct a Housing Quality Standards (HQS) inspection according to the HUD guidelines and will review the independent professional inspection of the unit’s major system to determine if the unit may be approved for program participation.

MHA will perform at least one additional HQS inspection at the family’s first annual recertification. MHA may elect to conduct other HQS inspections at the request of a partner agency or lender (not to exceed three in a two-year period). Based on the inspection(s), the family will be sent a list of suggested repairs. MHA will not, however, conduct a re-inspection to determine if the repairs have been completed. In contrast to the rental assistance program, the family will not be considered non-compliant with the program if they fail to make repairs within a certain time frame. The HQS report may be shared with the lender at the lender’s request to allow the lender to work with the family on securing financing for any major repairs necessary to maintain the quality of the home.

If the home was constructed within sixty (60) days of the Contract for Sale and has remained unoccupied during that time, the use and occupancy letter from the local code administrator can be substituted for the pre-purchase inspection.

MHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the professional inspection report findings.

XI. PORTABILITY

Families who are determined eligible for homeownership assistance may exercise their right to relocate outside of MHA's jurisdiction if the receiving public housing authority is administering a Homeownership Voucher program and is accepting new families into its Homeownership Voucher program.

However, in accordance with 24 CFR 982.353(2)(ii), a family wishing to exercise the portability option can only do so at the end of the initial twelve (12) month period from the time that the family first purchased the home ***IF*** the family purchased the home as a newly admitted participant to the Section 8 program. Otherwise, a family may choose to exercise the portability option at any other time if all other requirements have been satisfied that govern portability moves as well as continued Section 8 occupancy in general.

XII. PERMITTED UNIT TYPES

The unit must be an existing dwelling (the foundation must be poured or the unit must be under construction) before the Contract of Sale is executed. Most single family unit types are eligible, such as single family homes, condominiums or town homes, manufactured homes (must have permanent foundation) or modular or pre-fabricated homes. If the family does not own fee title to the real property on which the home is located (e.g. manufactured housing on a land lease property), the family must have the right to occupy the site for a period of at least forty (40) years to qualify for participation. MHA will approve units on a case-by case basis.

XIII. PERMITTED OWNERSHIP ARRANGEMENTS

To be approved for the program, a home must either be under construction or already existing at the time MHA makes the final eligibility decision. The homeownership option may be utilized in the following two types of housing:

1. A unit owned by the family, where one or more family members hold title to the home, including homes previously occupied under a lease-purchase agreement;
2. A cooperative unit, where one or more family members hold membership shares in the cooperative (applies only to elderly and disabled persons as a reasonable accommodation).

The participant must determine and document whether or not the unit is in a flood hazard area. Units in flood hazard areas must be insured at the expense of the participant for flood damage.

XIV. HOMEOWNERSHIP ASSISTANCE PAYMENT

The participant's monthly mortgage assistance payment will equal the lower of the following:

1. The voucher payment standard minus the Total Tenant Payment (TTP) (the greater of 30% of monthly adjusted income or 10% of monthly income); or
2. The monthly homeownership expenses minus the TTP.

Homeownership expenses include principal and interest on the mortgage debt, mortgage insurance premiums, real estate taxes and homeowner insurance, MHA allowance for utilities (as published by MHA at time of purchase, i.e., date of purchase contract), MHA allowance for Maintenance and Repairs and other costs as MHA determines necessary, including the cost of making the home accessible for a family member with disabilities if necessary as a reasonable accommodation.

Because the homeownership expenses as defined by HUD as found in 24 CFR 982.635(c) usually sum to be greater than the TTP, MHA will usually use the Payment Standard minus the TTP method in determining the HAP portion. However, to be compliant with 24 CFR 982.635(a), MHA will determine which method to use in determining the HAP amount on a case-by case basis.

Mortgage assistance payments will be made by MHA directly to the approved mortgage lender, loan servicing company, or other lender.

The household must include at least one employed member at all times during participation in the Homeownership Voucher program earning a minimum of \$15,000 annually, unless the head or spouse is disabled. The household is responsible for the first mortgage payment in full at all times.

In the event of a loss of employment that results in employment income of less than \$15,000 annually, the household will be offered six months to secure new employment earning at least \$15,000 annually. If at least one household member does not secure new employment income of at least \$15,000 annually with the six month time period, the assistance will be terminated.

An exception to the six month timeframe for securing new employment may be considered when a household member loses his job due to no fault of their own, such as a factory closing or layoff. An exception may also be considered for long-term medical incapacitation or as a reasonable accommodation. In this case, the household must send a letter requesting an exception to MHA's Director of Housing Assistance or its Executive Director. Documentation of

the job loss or medical necessity or need for reasonable accommodation, will also be required.

XV. PAYMENT STANDARD

At initial move-in to the Homeownership Voucher program, the payment standard used for the family is the regular payment standard applicable by bedroom size in Bibb County.

The payment standard for subsequent years (after the initial year) will be based on the higher of the following:

1. The payment standard in effect at commencement of the homeownership assistance; or
2. The payment standard in effect at the most recent regular recertification of the family's income and size.

XVI. REQUIRED HOME MAINTENANCE ESCROWS

At the commencement of homeownership, homeowner shall place in escrow (savings account) monies on a monthly basis to be used for future major home repairs. The following items are considered by MHA to be "major" and require that monies be escrowed to repair/replace when needed:

- Hot water heater (gas or electric)
- Package heating and a/c unit
- Roof (shingles only)

The following schedule shall be followed and may be changed at any time due to inflation or general cost and price increases:

Refrigerator:	\$ 450
Hot water heater:	\$ 450
Package heating/air unit:	\$3000
Roof (shingles only):	<u>\$3000</u>
TOTAL:	\$6900

Monthly escrow:	\$6,900/15/12
	=\$6,000/15 = \$460
	=\$460/12 = \$38.00 per mo.

Therefore, homeowner will be required to place in escrow \$38.00 a month during the entire term of the Section 8 subsidy.

By requiring a Section 8 homeowner to maintain a maintenance escrow account, MHA does not warranty any of the work materials obtained by the homeowner in the course of procurement, replacement, or repair work.

XVII. UTILITY ALLOWANCE

The regular Housing Choice Voucher program utility allowance will only be utilized for the Homeownership Voucher program when it is determined that MHA must use the monthly homeowner expense minus the Total Tenant Payment method in determining the HAP portion of the monthly mortgage payment.

XVIII. MAXIMUM SUBSIDY TERM

Homeownership assistance will only be provided for the time period the family is in residence in the home. Housing Choice Voucher assistance may be provided for a maximum of fifteen (15) years if the initial mortgage secured to finance the purchase of the home has a term that is twenty (20) years or longer. Elderly and disabled families are exempt from the 15-year maximum time limit. The participant will be recertified on an annual basis to determine income eligibility. In the event that the participant's income increases to the point that they are no longer eligible to receive a mortgage subsidy (i.e. zero mortgage assistance payment), MHA will notify the lender(s) or loan servicing company of the family's increased financial responsibility for the payment. The family, however, remains eligible for the program, in the event that their income decreases, for 180 days from the date of the change (zero HAP period).

XIX. FAMILY OBLIGATIONS

Before commencement of homeownership assistance, the participant must execute a "Statement of Family Obligations for the Homeownership Program" in the form prescribed by MHA. To continue to receive homeownership assistance, a participant must comply with the following family obligations:

1. The participant must comply with the terms of any mortgage securing the debt incurred to purchase the home, and any refinancing of such debt.
2. During the period of time the participant is receiving homeownership assistance, the family may not sell, convey, or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
3. During the period of time the participant is receiving homeownership assistance, the family may not take out a home equity loan without the written consent of MHA (and mortgage lender).

4. During the period of time the participant is receiving homeownership assistance, the family must supply required information regarding income and family composition in a timely manner in order to calculate correctly total tenant payment and homeownership assistance.
5. During the period of time the participant is receiving homeownership assistance, the family must provide information on any mortgage or other debt incurred to purchase the home, and any refinancing of such debt, and any sale or other transfer of interest in the home.
6. During the period of time the participant is receiving homeownership assistance, the family must notify MHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
7. During the period of time the participant is receiving homeownership assistance, the family must notify MHA before the family moves out of the home.
8. At annual recertification, the participant must document that he or she is current on mortgage, insurance, and utility payments.
9. At annual recertification, homeowner must present MHA with an accounting of required home maintenance escrows.
10. The household must include at least one employed member at all times during participation in the Homeownership Voucher program earning a minimum of \$15,000 annually, unless the head or spouse is elderly or disabled. In the event of loss of employment that results in annual income of less than \$15,000, the household will be offered six months to secure new employment.
11. The family must disclose and verify social security numbers as provided by 24 CFR Part 5, Subpart B and must sign and submit consent forms for obtaining information in accordance with the same.
12. The family must not sublease or otherwise rent the house.
13. Members of the family must not commit fraud, bribery, or any other corrupt or criminal act in connection with the Section 8 Housing Choice Voucher Homeownership program.
14. Members of the household may not engage in drug related criminal activity, violent activity, or other criminal activity that threatens the health, safety, and right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the home.

15. Members of the household must not abuse alcohol in a way that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the home.

16. Any and all information supplied by the family as it relates to the Section 8 Homeownership voucher must be true, complete, and accurate.

XX. TERMINATION OF ASSISTANCE

The family must comply with all Family Obligations as outlined in this Administrative Plan. Failure to comply with the Family Obligations of the Homeownership Voucher program may result in termination of the family's assistance.

In addition to a breach of the family obligations, the following will also be grounds for termination of assistance:

1. A participant defaults on his or her mortgage loan (i.e. fails to fulfill a monthly payment obligation as required by the Deed of Trust note on a timely basis), as determined by the lender.
2. The family is dispossessed from the home due to a judgment or order of foreclosure.
3. The family transfers or conveys the ownership of the home.
4. The family has been unemployed for six months.

If MHA proposes to terminate assistance, the family will be given an opportunity to have a hearing. Hearings will be offered and administered in compliance with the policies contained in this Administrative Plan.

If a family is terminated from the Homeownership Voucher program, they must reapply for the program in order to receive rental assistance under the general Section 8 Housing Choice Voucher program, at such a time as prescribed by MHA, i.e., when the waiting list is open.

XXI. LEASE TO PURCHASE AGREEMENTS

Lease-to-purchase agreements are considered rental property and subject to the normal Housing Choice Voucher program rules and regulations. The family will be subject to the homeownership requirements at the time the family is ready to exercise the homeownership option under any lease-to-purchase agreement.

XXII. HOME SALE

The family must sell their current home purchased as a “first time homebuyer” under the Section 8 Homeownership program in order to purchase another home with Homeownership Voucher assistance. If the family requests to purchase another home with Housing Choice Voucher assistance after they have sold their first home, they must meet the eligibility requirements for participation in the homeownership program (e.g. must meet income and employment requirements). The maximum term of homeownership assistance applies to the cumulative time the family receives homeownership assistance. The family may not move more than once in any twelve (12) month period.

XXIII. ANNUAL RECERTIFICATION

At least ninety (90) days prior to the family’s annual recertification date, MHA will contact the family and request updated income and other verification information and, when necessary, schedule an HQS inspection. The family must cooperate with the recertification process in order to remain eligible to receive assistance through the Homeownership Voucher program.

XXIV. INTERIMS

As a matter of practicality, MHA will not require that participants in the Section 8 Homeownership program report increases in their income on an interim basis. However, increases to income must be reported at annual recertification. Increases to the family’s portion due to an increase in income will become effective on the 1st day of the month following their recertification.

Decreases in income must be reported within ten (10) days of the occurrence. In the event that a participant fails to report a decrease in income timely, the resulting decrease in their portion of the mortgage payment will not become retroactive, but will become effective on the 1st day of the month after it is reported.