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

PHA Plans, ga284v02

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

Joint Plan for the Consortium of the Housing Authority of the City of Cornelia, GA And the (Consolidated) Northeast Georgia Housing Authority

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Cornelia, GA and the (Consolidated) Northeast Georgia Housing Authority (Consortium lead agency is Northeast Georgia)

PHA Number: GA082 and GA284

PHA Fiscal Year Beginning: (mm/yyyy) 04/2007
(All programs included in consortium)

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 (including 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)

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

It is the mission of the Northeast Georgia Housing Authority to:

1. Provide affordable and quality housing through the maintenance of our existing units and the development of new units.
2. To create an environment which enables residents to live responsibly and with dignity.
3. To support residents in their effort to achieve self-sufficiency.
4. To honor public commitments in a fiscally and ethically responsible manner.
5. To create and maintain public confidence in the Authority's operations and staff.
6. To ensure that the facility owned and managed by the Northeast Georgia Housing Authority are marketable in the community and are appealing to residents.
7. To enable the Northeast Georgia Housing Authority staff to improve their performance through appropriate vision, training, and career development.
8. To establish performance goals that meet or exceed industry standards and that optimize the use of available resources to achieve our performance objectives.
9. To assist the city, state, and national governments in identifying and addressing housing needs.

The mission of the Cornelia Housing Authority is to provide quality, affordable housing for lower income families and elderly who qualify in a professional, efficient, discrimination free, and fiscally sound manner. We are committed to building better neighborhoods through creative professional partnerships with our residents and the greater community. By partnering with others and being a positive source, we offer appropriate supportive services to enable residents to strive for self-sufficiency and improve the quality of their lives.

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: Continue an aggressive marketing plan to significantly increase all waiting lists by 3/31/08
- ☒ Leverage private or other public funds to create additional housing opportunities:
  Clarkesville: Donate 3+- acres at Clearview Apartments to Northeast Georgia Development Corporation to build 7 units of new rental housing by 2008.
  Homer: Donate excess acres at Homer site to NE Georgia Development Corporation to build 11 units of new rental housing by 2008.
- ☒ Acquire or build units or developments
  By 2008 for all PHA's depending on community support.
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) by 5% per year
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction: by 5% per year
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units: See CFP Annual & Five Year Plans
- ☒ Demolish or dispose of obsolete public housing:
  6 units at GA284-007 (AMP 284-3) by 7/31/09.
  Reconfigure GA284-002 (AMP 284-2) from 42 units to 22 single family units by 7/31/2010, and sell them in phases.
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☒ Other: (list below) Provide training opportunities for all staff especially in customer service. Continue transition to project based management and

accounting.

☒ 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: (GA284002)
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☒ Other: (list below) Create partnerships, seek tax credit, and other funding to meet the demands for low-rent housing, depending on local community support.

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: Coordinate with service agencies and individuals to teach employment skills and to care for children at training sessions.
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

☒ Other: (list below) Aggressively market public housing in all PHA's so as to maintain an application roster of at least 10% applicants per bedroom size for each city's waiting list by 3/31/08.

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: Ensure policies are up-to-date and have advertising which includes non-discrimination signs and language.
- ☒ 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: Vigorously administer the lease and ACOP to ensure non-discrimination.
- ☒ 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)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:
- ☒ **High Performing PHA (Consortium)**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan.

-We have adopted three local preferences – for applicants who live or work in their respective cities, for working families (seniors and people with disabilities automatically get this preference), and victims of displacement.
-We have adopted an aggressive screening policy to ensure to the best of our ability that new admissions will be good neighbors. Our screening practices will meet all fair housing requirements.
-We have implemented a deconcentration policy for Clarkesville, Cornelia, and Toccoa.
-Applicants will be selected from the waiting list by preference and in order of the date and time they applied.
-We have established a minimum rent of $0.
-We have established flat rents for all of our developments in all cities.
-We have begun a process of selective demolition and disposition of our housing to enhance the living environment of the affected neighborhoods.

In summary, we are on course to improve the condition of affordable housing in all the cities served by the consortium.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

A ☒ Admissions Policy for Deconcentration

☒ FY 2007 Capital Fund Program Annual Statement (ga284a02)

☐ Most recent board-approved operating budget (Required Attachment for As that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart

☒ FY 2007 Capital Fund Program 5 Year Action Plan (ga284b02)

☐ Public Housing Drug Elimination Program (PHDEP) Plan

D ☒ Comments of Resident Advisory Board or Boards (must be attached if

not included in PHA Plan text)

☒ Other (List below, providing each attachment name)

E X Resident Membership of the PHA Governing Boards

F X Membership of Resident Advisory Boards

G X Voluntary Conversion Information

Supporting Documents Available for Review

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**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy	Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan (Queen St)	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
		Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

FOR TOTAL CONSORTIUM

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,394	3	3	3	NA	3	3
Income >30% but <=50% of AMI	958	2	3	3	NA	3	3
Income >50% but <80% of AMI	1,362	1	2	2	NA	2	2
Elderly	944	2	2	2	NA	2	2
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Caucasian	4,150	2	3	3	NA	3	3
African American	252	2	3	3	NA	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Hispanic	158	2	3	3	NA	3	3
Asian/P.I.	47	2	3	3	NA	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
2000 Census Quick Table

B. 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 Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing for entire consortium ☐ Combined Section 8 and Public Housing ☐ 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	159		241
Extremely low income <=30% AMI	120	75.5%	
Very low income			

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)	33	20.8%	
Low income (>50% but <80% AMI)	6	3.7%	
Families with children	76	60.0%	
Elderly families	17	13.4%	
Families with Disabilities	34	26.6%	
Caucasian	140	88.1%	
African American	18	11.3%	
Asian	1	0.6%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	73	45.9%	96
2 BR	43	27.0%	63
3 BR	39	24.5%	76
4 BR	4	2.6%	6
5 BR	0	0%	0
5+ BR	NA		

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **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) Implement marketing stragedy

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]
List 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 2006 grants)**	2,614,534	Operations & Mod
a) Public Housing Operating Fund	1,399,844	Operations
b) Public Housing Capital Fund	1,096,014	Modernizations
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Queen St. HAP - USDA	$118,676	Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2004	50,605	Modernization
CFP 2005	632,218	Modernization
3. Public Housing Dwelling Rental Income	700,176	Operations
4. Other income (list below)		
Interest	84,000	Operations
Other, Misc.	44,502	Operations
4. Non-federal sources (list below)		
Queen St. USDA Rents	68,782	
Total resources	4,194,817	Operations & Mod.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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) 2 weeks
☒ Other: (describe) within 3 days after completion of application.

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

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

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list 1 for Cornelia, 1 for Northeast GA Housing Authority, and 1 for Queen Street (non-HUD)
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

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

☒ PHA main administrative office

☒ PHA development site management office
☐ Other (list below)

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

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

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

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? All 3, if requested, for the community wide lists

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

b. ☒ 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
☐ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

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

1. 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)

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.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

☒ 3 Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ 2 Residents who live and/or work in the jurisdiction
☒ 3 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list) Resident Newsletter, Welcome Video and Booklet,

Resident Orientation Training Classes

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? The average income of all eligible developments was less than 30% of the area median income.

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8 NOT APPLICABLE

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 below)
☐ 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)

(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)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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 903.7 9 (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)

☒ 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))

---or---

☐ 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% than 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)

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

1. 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) Based on Fair Market Rents for Area

B. Section 8 Tenant-Based Assistance NOT APPLICABLE

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 below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☐ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management NOT APPLICABLE

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program		

(PHDEP)		
Other Federal Programs(list individually)		
USDA 515		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

6. PHA Grievance Procedures NOT APPLICABLE

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) The CFP for Cornelia and Northeast Georgia are shown in ga284a02

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) The CFP for Cornelia and Northeast Georgia are shown- in **ga284b02**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b 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)

1. Development name:
2. Development (project) number:
3. 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

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) 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:

☐ Yes ☒ No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) Clarkesville and Toccoa

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Morgan Apartments 1b. Development (project) number: GA284-002 (AMP 284-2)
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (01/07/08)
5. Number of units affected: 42 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/09 b. Projected end date of activity: 01/01/11

Demolition/Disposition Activity Description
1a. Development name: Currahee Vista

1b. Development (project) number: GA284-007 (AMP 284-3)
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (01/07/09)
5. Number of units affected: 6 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/07/09 b. Projected end date of activity: 01/12/09

Demolition/Disposition Activity Description
1a. Development name: Clearview Apartments 1b. Development (project) number: GA284-023 (AMP 284-5)
2. Activity type: Demolition ☐ Disposition ☒ Donate vacant land to NEGA Development Corp. to use for GA DCA Rural Housing
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (31/04/07)
5. Number of units affected: 10 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/08/07 b. Projected end date of activity: 31/03/08

Demolition/Disposition Activity Description
1a. Development name: Hill & Apartment Streets 1b. Development (project) number: GA284-051 (AMP 284-3)
2. Activity type: Demolition ☐ Disposition ☒ Donate excess land to Northeast Georgia Development. Corporation to use for 11 new rental units of public housing.
3. Application status (select one)

Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (01/07/07)
5. Number of units affected: 29 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/08 b. Projected end date of activity: 01/12/08

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Morgan Apartments 1b. Development (project) number: GA284-002 (AMP 284-2)
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III

☒ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☒ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 01/07/2007
5. Number of units affected: 42 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

B. Section 8 Tenant Based Assistance

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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

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:

12. PHA Community Service and Self-sufficiency Programs

NOT APPLICABLE

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures NOT APPLICABLE

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☐ Residents fearful for their safety and/or the safety of their children
☐ Observed lower-level crime, vandalism and/or graffiti
☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents

☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Available at Administrative Office

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management NOT APPLICABLE

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

1. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name) Attachment D
☐ Provided below:

3. 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: See Attachment D

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. 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)

b. 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)

c. 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)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) State of Georgia

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

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

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

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

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

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
   Letter of consistency from Georgia Department of Community Affairs will be sent to HUD Atlanta on 1/15/06.

D. Other Information Required by HUD

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

1. **Substantial deviations of 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 require formal approval of the Board of Commissioners.**

2. **Status Report of Goal Accomplishment:**
   The consortium is expanding the supply of assisted housing by helping to establish the Northeast Georgia Development Corporation. The corporation received its approval as a 501 C 3 non-profit corporation in July, 2000. This corporation has 7 units in the development process, and has completed the development of 60 units.

   Training opportunities are being provided to all staff during the year.

   The housing authority is providing an improved living environment by attracting more working families to live in its communities.

   The housing authority is promoting self-sufficiency and asset development of the assisted households by working with outside social agencies to provide the additional supportive services.

   The consortium continues to ensure equal opportunity in resident selection, its staffing, purchase of goods and services, and its contracting.

The Housing Authorities for Clarkesville, Cleveland, Homer, and Toccoa have consolidated into the Northeast Georgia Housing Authority.

3. Follow-up Plan to the Resident Survey: NOT APPLICABLE

2. In compliance with the Violence Against Women Act, the housing authority revised its lease and ACOP in April 2006. This provides the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

ATTACHMENTS

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENTS

A	Admissions Policy for Deconcentration
D	Comments of Resident Advisory Boards
E	Resident Membership of the PHA Governing Boards
F	Membership of the Resident Advisory Boards
G	Voluntary Conversion Information

Separate attachments from the AgencyPlan

ga284a02	FY 2007 Capital Fund Program Annual Statement for the Northeast GA Housing Authority and the Housing Authority of Cornelia
ga284b02	Capital Fund Program 5 Year Plans for Northeast GA Housing Authority and the Housing Authority of Cornelia
ga284c02	Combined Consortium Budget Part I
ga284d02	NEGAHA 2004 P & E Report
ga284e02	NEGAHA 2005 P & E Report
ga284f02	NEGAHA 2006 P & E Report
ga284g02	Cornelia HA 2004 P & E Report
ga284h02	Cornelia HA 2005 P & E Report
ga284i02	Cornelia HA 2006 P & E Report

ATTACHMENT A

Admissions Policy for Deconcentration
(Body of Certification as signed by the Secretary & Chairman July 13, 1999)

RESOLUTION NO. II

APPROVAL OF DECONCENTRATION CERTIFICATION

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998; and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol.64, No. 32/Thursday, February 18, 1999 prohibits concentration of low income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Clarkesville, Georgia has expeditiously analyzed their public housing stock and incomes; and

WHEREAS, the Housing Authority of the City of Clarkesville, Georgia has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Clarkesville, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

RESOLTUION NO. IV

APPROVAL OF DECONCENTRATION CERTIFICATION

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998, and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol. 64, No. 32/Thursday, February 18, 1999 prohibits concentration of low-income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Cornelia, Georgia has expeditiously analyzed their public housing stock and incomes; and

WHEREAS, the Housing Authority of the City of Cornelia has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Cornelia, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

Adopted by the Board on July 27, 1999

ATTACHMENT A

RESOLUTION NO. III

APPROVAL OF DECONCENTRATION CERTIFICATION

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 was enacted October 21, 1998, and

WHEREAS, initial guidance of the QHWRA as published in the Congressional Federal Register/Vol. 64, No. 32/Thursday, February 18, 1999 prohibits concentration of low-income families in Public Housing (Deconcentration of Poverty); and

WHEREAS, the Housing Authority of the City of Toccoa, Georgia has expeditiously analyzed their public housing stock and incomes, and

WHEREAS, the Housing Authority of the City of Toccoa has determined it encourages income-mixing as stated in the current Admissions and Continued Occupancy Policy, and such policy discourages concentration of poverty or race.

THEREFORE, BE IT RESOLVED the Housing Authority of the City of Toccoa, Georgia's Admissions and Continued Occupancy Policy does not require changes at this time.

ATTACHMENT D

AGENCY PLAN

NORTHEAST GEORGIA HOUSING AUTHORITY

COMMENTS OF RESIDENT ADVISORY BOARDS.

Clarkesville:

Cleveland:

Cornelia:

Homer:

Toccoa:

NONE PROVIDED BY RAB

ATTACHMENT E

RESIDENT MEMBERSHIP
OF THE PHA GOVERNING BOARDS

		Appointment	Term Expires
Northeast Georgia	Bobbie McKinney	4/01/05	3/31/07
	Gayle Zeoli	4/01/06	3/31/07
	Nora Brock	4/12/05	3/31/07
	Linda Allen	6/06/05	3/31/7
Cornelia	Lewis Miller	9/01/03	7/31/04

All were appointed as a Commissioner in the following manner: The individual housing authority notified all PHA residents that there was a Resident Commissioner vacancy. If any resident had any interest in being a Commissioner, they were asked to notify the housing authority. The persons listed above and others expressed interest in becoming a Commissioner. The Housing Authority reviewed their rental records, and the Housing Authority recommended the persons to the Mayor of their City. The Mayor then appointed the above Resident Commissioners.

ATTACHMENT F

MEMBERSHIP OF RESIDENT ADVISORY BOARDS

City/PHA	Resident Advisory Board Members
Cornelia	Billy Ivie, Larry Autry, Jeanette McConnell
Northeast GA	Lorene Levitt, Kay Jarrard, Marie Perry, Brenda Fowler, Joyce Addison, Pat Duckworth, Willie Thomason, Goldie Marks, Illis Brown, Irene Giuntini, Nora Brock, and Jonell Holcomb

ATTACHMENT G

VOLUNTARY CONVERSION INFORMATION

1. How many of the PHA's developments are subject to the Required Initial Assessments?

Clarkesville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa Housing	6		

2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy project)?

Clarkesville	3	Cornelia	1
Cleveland	0	Homer	0
Toccoa	3		

3. How many Assessments were conducted for the PHA's covered developments?

Clarkesville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa	6		

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

1. If the PHA has not completed the Required Initial Assessments describe the status of these assessments. NA

ga284a02

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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: **GA06P28450107** Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**$174,650.00**			
3	1408 Management Improvements	**$159,000.00**			
4	1410 Administration	**$87,300.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$23,381.00**			
8	1440 Site Acquisition				
9	1450 Site Improvement	**$10,519.00**			
10	1460 Dwelling Structures	**$336,466.0**			
11	1465.1 Dwelling Equipment—Nonexpendable	**$10,000.00**			
12	1470 Nondwelling Structures	**$25,000.00**			
13	1475 Nondwelling Equipment	**$45,000.00**			
14	1485 Demolition	**$500.00**			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**$500.00**			
18	1499 Development Activities	**$500.00**			
19	1501 Collaterization or Debt Service				
20	1502 Contingency	**$500.00**			
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$873,316.00**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	**$73,000.00**			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	**$26,857.00**			

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

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450107** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operations	1406	595 Units	$174,650.00				
	SUBTOTAL			**$174,650.00**				
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	a. Computer Training & Software, Staff	1408	595 Units	$50,000.00				
	Development Training, Marketing.							
	Subtotal			**$50,000.00**				
PHA-WIDE	b. Drug prevention activities	1408	595 Units	$10,000.00				
	Subtotal			**$10,000.00**				
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	$18,000.00				
	Subtotal			**$18,000.00**				
PHA-WIDE	d. Resident patrol	1408	595 Units	$5,000.00				
	Subtotal			**$5,000.00**				
PHA-WIDE	e. Toccoa police assistance	1408	LS	$18,000.00				
	Subtotal			**$18,000.00**				
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	$50,000.00				
	Subtotal			**$50,000.00**				
PHA-WIDE	g. Read at Home Program	1408	LS	$3,000.00				
	Subtotal			**$3,000.00**				
PHA-WIDE	h. Energy Conservation Resident Education	1408	LS	$5,000.00				
	Subtotal			**$5,000.00**				
	SUBTOTAL			**$159,000.00**				

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

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450107** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	ADMINISTRATION							
PHA-WIDE	Administration	1410	595 Units	$87,300.00				
	SUBTOTAL			**$87,300.00**				
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	595 Units	$19,881.00				
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$19,881.00**				
PHA-WIDE	b. Consultant Fees	1430.2	595 Units	$3,500.00				
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$3,500.00**				
	SUBTOTAL			**$23,381.00**				
	SITE IMPROVEMENTS							
GA284-22	Additional parking	1450	LS	$10,519.00				
	SUBTOTAL			**$10,519.00**				
	DWELLING STRUCTURES							
GA284-1	a. Complete mod. (Phase I)	1460	15 Units	$250,000.00				
	Subtotal			**$250,000.00**				

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

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: **GA06P28450107** Replacement Housing Factor Grant No:				Federal FY of Grant: **2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-2	b. Water saving toilets	1460	42 Units	$8,800.00				
GA284-4		1460	20 Units	$4,400.00				
GA284-8		1460	45 Units	$9,000.00				
GA284-13		1460	24 Units	$4,800.00				
GA284-23		1460	10 Units	$2,000.00				
GA284-25		1460	24 Units	$4,800.00				
GA284-26		1460	24 Units	$4,800.00				
GA284-28		1460	50 Units	$10,000.00				
GA284-36		1460	20 Units	$4,000.00				
GA284-51		1460	29 Units	$7,009.00				
	Subtotal			**$59,609.00**				
GA284-2	c. Add attic insulation	1460	42 Units	$24,817.00				
	Subtotal			**$24,817.00**				
GA284-13	d. Install energy efficient lighting	1460	24 Units	$2,040.00				
	Subtotal			**$2,040.00**				
	SUBTOTAL			**$336,466.00**				
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-Wide	Replace ranges & refrigerators	1465.1	33 Each	$10,000.00				
	($300.00 Each)							
	SUBTOTAL			**$10,000.00**				
	NON-DWELLING STRUCTURES							
GA284-1	Remodel Community Center & make more	1470	LS	$25,000.00				
	accessible to disabled.							
	SUBTOTAL			**$25,000.00**				

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

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450107** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	NON-DWELLING EQUIPMENT							
PHA-Wide	a. Purchase Computer Equipment	1475	LS	$10,000.00				
	Subtotal			**$10,000.00**				
PHA-Wide	b. Replace tractor	1475	LS	$35,000.00				
	Subtotal			**$35,000.00**				
	SUBTOTAL			**$45,000.00**				
	DEMOLITION							
PHA-Wide	Demolition	1485	LS	$500.00				
	SUBTOTAL			**$500.00**				
	RELOCATION COSTS							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	$500.00				
	SUBTOTAL			**$500.00**				
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Development Activities	1499	LS	$500.00				
	SUBTOTAL			**$500.00**				
	CONTINGENCY							
PHA-Wide	Contingency	1502	LS	$500.00				
	SUBTOTAL			**$500.00**				
	GRAND TOTAL			**$873,316.00**				

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

PHA Name: North East Georgia Housing Authority	**Grant Type and Number** Capital Fund Program No: **GA06P28450107** Replacement Housing Factor No:	**Federal FY of Grant: 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	9/30/09			9/30/11			
GA284-1	9/30/09			9/30/11			
GA284-2	9/30/09			9/30/11			
GA284-3	9/30/09			9/30/11			
GA284-4	9/30/09			9/30/11			
GA284-5	9/30/09			9/30/11			
GA284-6	9/30/09			9/30/11			
GA284-7	9/30/09			9/30/11			
GA284-8	9/30/09			9/30/11			
GA284-11	9/30/09			9/30/11			
GA284-12	9/30/09			9/30/11			
GA284-13	9/30/09			9/30/11			
GA284-16	9/30/09			9/30/11			
GA284-21	9/30/09			9/30/11			
GA284-22	9/30/09			9/30/11			
GA284-23	9/30/09			9/30/11			
GA284-25	9/30/09			9/30/11			
GA284-26	9/30/09			9/30/11			
GA284-28	9/30/09			9/30/11			
GA284-36	9/30/09			9/30/11			
GA284-44	9/30/09			9/30/11			
GA284-51	9/30/09			9/30/11			

GA284-1=58 UNITS	GA284-7=50 UNITS	GA284-21=14 UNITS	GA284-36=20 UNITS
GA284-2=42 UNITS	GA284-8=45 UNITS	GA284-22=4 UNITS	GA284-44=12 UNITS
GA284-3=30 UNITS	GA284-11=12 UNITS	GA284-23=10 UNITS	GA285-51=29 UNITS
GA284-4=20 UNITS	GA284-12=12 UNITS	GA284-25=24 UNITS	
GA284-5=34 UNITS	GA284-13=24 UNITS	GA284-26=24 UNITS	
GA284-6=75 UNITS	GA284-16=6 UNITS	GA284-28=50 UNITS	

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	Grant Type and Number Capital Fund Program Grant No: **GA06P08250107** Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**$33,400.00**			
3	1408 Management Improvements	**$25,000.00**			
4	1410 Administration	**$22,250.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$9,000.00**			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	**$99,548.00**			
11	1465.1 Dwelling Equipment—Nonexpendable	**$2,000.00**			
12	1470 Nondwelling Structures	**$30,000.00**			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**$500.00**			
18	1499 Development Activities	**$500.00**			
19	1501 Collaterization or Debt Service				
20	1502 Contingency	**$500.00**			
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$222,698.00**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250107** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operation-Subsidy	1406	155 Units	$33,400.00				
	SUBTOTAL			**$33,400.00**				
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	a. Computer Training & Software. Staff	1408	155 Units	$20,000.00				
	Development Training, Marketing							
	Subtotal			**$20,000.00**				
PHA-WIDE	b. Drug prevention activities	1408	155 Units	$5,000.00				
	Subtotal			**$5,000.00**				
	SUBTOTAL			**$25,000.00**				
	Administration							
PHA-WIDE	Administration Subsidy	1410	155 Units	$22,250.00				
	SUBTOTAL			**$22,250.00**				
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	155 Units	$7,750.00				
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$7,750.00**				
PHA-WIDE	b. Consultant Fees	1430.2	155 Units	$1,250.00				
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets & 5 Yr. Plan.							
	Subtotal			**$1,250.00**				
	SUBTOTAL			**$9,000.00**				

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 Cornelia, Cornelia, GA	Grant Type and Number Capital Fund Program Grant No: GA06P08250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES							
GA082-1	a. Install water saving toilets	1460	23 Units	$4,600.00				
GA082-2		1460	2 Units	$400.00				
GA082-3		1460	30 Units	$6,400.00				
GA082-6		1460	50 Units	$10,000.00				
GA082-8	b. Complete mod of interiors (Phase II)	1460	50 Units	$78,148.00				
	SUBTOTAL			**$99,548.00**				
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-WIDE	Replace ranges & refrigerators	1465.1	4 Units	$2,000.00				
	SUBTOTAL			**$2,000.00**				
	NON-DWELLING STRUCTURES							
GA082-8	Renovate site office & community room	1470	LS	$30,000.00				
	SUBTOTAL			**$30,000.00**				
PHA-WIDE	RELOCATION							
	Relocate tenants as needed	1495.1	5 each	$500.00				
	SUBTOTAL			**$500.00**				
	DEVELOPMENT ACTIVITIES							
PHA-WIDE	Determine Feasibility, Mod Used for	1499	1 Each	$500.00				
	Development							
	SUBTOTAL			**$500.00**				
	CONTINGENCY							
PHA-WIDE	Contingency	1502	LS	$500.00				
	SUBTOTAL			**$500.00**				
	GRAND TOTAL			**$222,698.00**				

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 Cornelia, Cornelia, Georgia	**Grant Type and Number** Capital Fund Program No: **GA06P08250107** Replacement Housing Factor No:	**Federal FY of Grant: 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	9/30/09			9/30/11			
GA082-1	9/30/09			9/30/11			
GA082-2	9/30/09			9/30/11			
GA082-3	9/30/09			9/30/11			
GA082-6	9/30/09			9/30/11			
GA082-8	9/30/09			9/30/11			

GA082-1=23 UNITS
GA082-2= 2 UNITS
GA082-3=30 UNITS
GA082-6=50 UNITS
GA082-8=50 UNITS

ga284b02 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Northeast Georgia Housing Authority				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/HA-Wide	Year 1	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
PHA Wide	Annual Statement	**$469,650.00**	**$470,150.00**	**$470,150.00**	**$520,150.00**
GA284-1		**$150,000.00**	**$0.00**	**$0.00**	**$0.00**
GA284-2		**$100,000.00**	**$100,000.00**	**$100,000.00**	**$50,000.00**
GA284-3		**$0.00**	**$0.00**	**$0.00**	**$0.00**
GA284-4		**$0.00**	**$26,500.00**	**$0.00**	**$31,000.00**
GA284-5		**$0.00**	**$0.00**	**$54,166.00**	**$0.00**
GA284-6		**$100,000.00**	**$0.00**	**$0.00**	**$0.00**
GA284-7		**$41,600.00**	**$50,000.00**	**$0.00**	**$0.00**
GA284-8		**$12,066.00**	**$0.00**	**$25,000.00**	**$0.00**
GA284-11		**$0.00**	**$0.00**	**$30,000.00**	**$0.00**
GA284-12		**$0.00**	**$0.00**	**$30,000.00**	**$0.00**
GA284-13		**$0.00**	**$0.00**	**$0.00**	**$0.00**
GA284-16		**$0.00**	**$0.00**	**$0.00**	**$0.00**
GA284-21		**$0.00**	**$0.00**	**$49,000.00**	**$42,000.00**
GA284-22		**$0.00**	**$0.00**	**$65,000.00**	**$0.00**
GA284-23		**$0.00**	**$0.00**	**$0.00**	**$40,000.00**
GA284-25		**$0.00**	**$100,000.00**	**$0.00**	**$12,000.00**
GA284-26		**$0.00**	**$60,000.00**	**$0.00**	**$0.00**
GA284-28		**$0.00**	**$0.00**	**$0.00**	**$82,000.00**
GA284-36		**$0.00**	**$66,666.00**	**$0.00**	**$0.00**
GA284-44		**$0.00**	**$0.00**	**$50,000.00**	**$0.00**
GA284-51		**$0.00**	**$0.00**	**$0.00**	**$96,166.00**
CFP Funds Listed for 5-year planning		**$873,316.00**	**$873,316.00**	**$873,316.00**	**$873,316.00**
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	PHA Wide	Operations	$174,650.00	PHA Wide	Operations	$174,650.00
Annual	PHA Wide	Management Improvements	$159,000.00	PHA Wide	Management Improvements	$159,000.00
Statement	PHA Wide	Administration	$87,300.00	PHA Wide	Administration	$87,300.00
	PHA Wide	Fees & Costs	$27,200.00	PHA Wide	Fees & Costs	$27,200.00
	PHA Wide	Dwelling Equipment	$10,000.00	PHA Wide	Dwelling Equipment	$10,000.00
		Ranges & Refrigerators			Ranges & Refrigerators	
	PHA Wide	Non-Dwelling Equipment	$10,000.00	PHA Wide	Non-Dwelling Equipment	$10,000.00
		Computers & Equipment			Computers & Equipment	
	PHA Wide	Relocation	$500.00	PHA Wide	Demolition	$500.00
	PHA Wide	Development Activities	$500.00	PHA Wide	Relocation	$500.00
	PHA Wide	Contingency	$500.00	PHA Wide	Development Activities	$500.00
		Subtotal	**$469,650.00**	PHA Wide	Contingency	$500.00
					Subtotal	**$470,150.00**
	GA284-1	Complete Mod. (15 Units)	$150,000.00			
		(Phase II)		GA284-2	Mod. for sale (4 Units), pending	$100,000.00
	GA284-2	Mod. for sale (4 Units), pending	$100,000.00		Sec. 32 Approval	
		Sec. 32 Approval		GA284-4	New SS Window Security Screens	$26,500.00
	GA284-6	Repave Streets	$100,000.00			
				GA284-7	Washing Machine Boxes	$50,000.00
	GA284-7	Demolish 6 Units	$30,000.00			
		Water Saving Toilets	$11,600.00	GA284-25	Floor Tile & Baths (24 Units)	$100,000.00
		Subtotal	**$41,600.00**			
				GA284-26	Kitchen Cabinets (24 Units)	$60,000.00
	GA284-8	SS Storm Doors	$12,066.00			
				GA284-36	New Floor Tile	$24,666.00
					New Windows & SS Security Screens	$42,000.00
					Subtotal	**$66,666.00**
Total CFP Estimated Cost			**$873,316.00**			**$873,316.00**

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 Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA Wide	Operations	$174,650.00	PHA Wide	Operations	$174,650.00
PHA Wide	Management Improvements	$159,000.00	PHA Wide	Management Improvements	$159,000.00
PHA Wide	Administration	$87,300.00	PHA Wide	Administration	$87,300.00
PHA Wide	Fees & Costs	$27,200.00	PHA Wide	Fees & Costs	$27,200.00
PHA Wide	Dwelling Equipment	$10,000.00	PHA Wide	Dwelling Equipment	$10,000.00
	Ranges & Refrigerators			Ranges & Refrigerators	
PHA Wide	Non-Dwelling Equipment	$10,000.00	PHA Wide	Non-Dwelling Equipment	$10,000.00
	Computers & Equipment			Computers & Equipment	
PHA Wide	Demolition	$500.00	PHA Wide	Demolition	$500.00
PHA Wide	Relocation	$500.00	PHA Wide	Relocation	$500.00
PHA Wide	Development Activities	$500.00	PHA Wide	Development Activities	$500.00
PHA Wide	Contingency	$500.00	PHA Wide	Contingency	$500.00
	Subtotal	**$470,150.00**	PHA Wide	Replace Water Heaters As Needed (133 Units)	$50,000.00
				Subtotal	**$520,150.00**
GA284-2	Mod. for sale (4 Units), pending	$100,000.00			
	Sec. 32 Approval		GA284-2	Mod. for sale (2 Units), pending	$50,000.00
GA284-5	Replace Roofs (34 Units)	$54,166.00		Sec. 32 Approval	
			GA284-4	SS Storm Doors	$31,000.00
GA284-8	New SS Storm Doors (45 Units)	$25,000.00			
			GA284-21	SS Window Screens & New Windows	$42,000.00
GA284-11	Renovate Kitchens & Baths (12 Units)	$30,000.00			
			GA284-23	Replace Roofs (10 Units)	$40,000.00
GA284-12	Renovate Kitchens & Baths (12 Units)	$30,000.00			
			GA284-25	Replace Kitchen (4 Units)	$12,000.00
GA284-21	New SS Storm Doors (14 Units)	$7,000.00			
	Replace Tile	$42,000.00	GA284-28	Complete Mod	$82,000.00
	Subtotal	**$49,000.00**			
			GA284-51	Renovate Baths (16 Units)	$32,000.00
GA284-22	Complete Mod. (4 Units)	$65,000.00		Replace Septic System	$64,166.00
				Subtotal	**$96,166.00**
GA284-44	Reconfigure Parking	$50,000.00			
Total CFP Estimated Cost		**$873,316.00**			**$873,316.00**

Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Cornelia, GA				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/HA-Wide	Year 1	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
HA Wide	Annual Statement	**$93,150.00**	**$113,150.00**	**$113,150.00**	**$113,150.00**
GA082-1		**$62,000.00**	**$0.00**	**$0.00**	**$0.00**
GA082-2		**$7,000.00**	**$0.00**	**$0.00**	**$0.00**
GA082-3		**$0.00**	**$0.00**	**$0.00**	**$0.00**
GA082-6		**$0.00**	**$0.00**	**$0.00**	**$109,548.00**
GA082-8		**$60,548.00**	**$109,548.00**	**$109,548.00**	**$0.00**
CFP Funds Listed for 5-year planning		**$222,698.00**	**$222,698.00**	**$222,698.00**	**$222,698.00**
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	PHA Wide	Operations	$33,400.00	PHA Wide	Operations	$33,400.00
Annual	PHA Wide	Management Improvements	$25,000.00	PHA Wide	Management Improvements	$25,000.00
Statement	PHA Wide	Administration	$22,250.00	PHA Wide	Administration	$22,250.00
	PHA Wide	Fees & Costs	$9,000.00	PHA Wide	Fees & Costs	$9,000.00
	PHA Wide	Dwelling Equipment		PHA Wide	Dwelling Equipment	
		Ranges & Refrigerators	$2,000.00		Ranges & Refrigerators	$2,000.00
	PHA Wide	Relocation	$500.00	PHA Wide	Relocation	$500.00
	PHA Wide	Development Activities	$500.00	PHA Wide	Development Activities	$500.00
	PHA Wide	Contingency	$500.00	PHA Wide	Contingency	$500.00
		Subtotal	**$93,150.00**	PHA Wide	Landscaping @ All Sites	$20,000.00
					Subtotal	**$113,150.00**
	GA082-1	Stainless Steel Storm Doors (23 Units)	$12,000.00			
		Windows & Security Screens	$50,000.00	GA082-8	Complete Mod. Of Interiors (15 Units)	$109,548.00
		Subtotal	**$62,000.00**		(Phase IV)	
	GA082-2	Stainless Steel Storm Doors (2 Units)	$1,000.00			
		Windows & Security Screens	$6,000.00			
		Subtotal	**$7,000.00**			
	GA082-8	Complete Mod. Of Interiors (7 Units)	$60,548.00			
		(Phase III)				
Total CFP Estimated Cost			**$222,698.00**			**$222,698.00**

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 Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA Wide	Operations	$33,400.00	PHA Wide	Operations	$33,400.00
PHA Wide	Management Improvements	$25,000.00	PHA Wide	Management Improvements	$25,000.00
PHA Wide	Administration	$22,250.00	PHA Wide	Administration	$22,250.00
PHA Wide	Fees & Costs	$9,000.00	PHA Wide	Fees & Costs	$9,000.00
PHA Wide	Dwelling Equipment		PHA Wide	Dwelling Equipment	
	Ranges & Refrigerators	$2,000.00		Ranges & Refrigerators	$2,000.00
PHA Wide	Relocation	$500.00	PHA Wide	Relocation	$500.00
PHA Wide	Development Activities	$500.00	PHA Wide	Development Activities	$500.00
PHA Wide	Contingency	$500.00	PHA Wide	Contingency	$500.00
PHA Wide	Landscaping @ All Sites	$20,000.00	PHA Wide	Landscaping @ All Sites	$20,000.00
	Subtotal	**$113,150.00**		**Subtotal**	**$113,150.00**
GA082-8	Complete Mod. Of Interiors (15 Units)	$109,548.00	GA082-6	New Windows & SS Screens (50 Units)	$109,548.00
	(Phase V)				
Total CFP Estimated Cost		**$222,698.00**			**$222,698.00**

ga284c02 CAPITAL FUND PROGRAM TABLES START HERE

COMBINED CONSORTIUM

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

PHA Name: Northeast Georgia & Cornelia Housing Authorities	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☒Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☐Performance and Evaluation Report for Period Ending: ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**$208,050.00**			
3	1408 Management Improvements	**$184,000.00**			
4	1410 Administration	**$109,550.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$32,381.00**			
8	1440 Site Acquisition				
9	1450 Site Improvement	**$10,519.00**			
10	1460 Dwelling Structures	**$436,014.00**			
11	1465.1 Dwelling Equipment—Nonexpendable	**$12,000.00**			
12	1470 Nondwelling Structures	**$55,000.00**			
13	1475 Nondwelling Equipment	**$45,000.00**			
14	1485 Demolition	**$500.00**			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**$1,000.00**			
18	1499 Development Activities	**$1,000.00**			
19	1501 Collaterization or Debt Service				
20	1502 Contingency	**$1,000.00**			
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$1,096,014.00**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	**$73,000.00**			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	**$26,857.00**			

NOTE: SEE INDIVIDUAL PHA's FOR PARTS II AND III

ga284d02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 09/30/2006** ☐ **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	$2,500.00	$2,500.00	$2,500.00	$2,500.00
3	1408 Management Improvements	$28,650.00	$24,564.22	$24,564.22	$18,932.65
4	1410 Administration	$15,000.00	$17,625.78	$17,625.78	$12,719.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$50,550.00	$32,443.00	$32,443.00	$23,191.67
8	1440 Site Acquisition				
9	1450 Site Improvement	$60,000.00	$38,682.04	$38,682.04	$35,533.89
10	1460 Dwelling Structures	$540,154.00	$590,723.96	$590,723.96	$423,914.72
11	1465.1 Dwelling Equipment—Nonexpendable	$121,350.00	$114,765.00	$114,765.00	$95,515.00
12	1470 Nondwelling Structures	$5,000.00	$5,000.00	$5,000.00	$5,000.00
13	1475 Nondwelling Equipment	$10,000.00	$10,000.00	$10,000.00	$10,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$600.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$2,500.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$836,304.00	$836,304.00	$836,304.00	$627,307.50
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	$54,000.00	$181,098.01	$181,098.01	$171,477.29
26	Amount of line 21 Related to Energy Conservation Measures	$105,000.00	$326,715.26	$326,715.26	$312,094.54

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operations	1406	595 Units	$2,500.00	$2,500.00	$2,500.00	$2,500.00	Completed
	SUBTOTAL			**$2,500.00**	**$2,500.00**	**$2,500.00**	**$2,500.00**	Completed
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	Computer Training & Software, Staff	1408	595 Units	$28,650.00	$24,564.22	$24,564.22	$18,932.65	In Progress
	Development Training, Marketing.							
	SUBTOTAL			**$28,650.00**	**$24,564.22**	**$24,564.22**	**$18,932.65**	
	ADMINISTRATION							
PHA-WIDE	Administration	1410	595 Units	$15,000.00	$17,625.78	$17,625.78	$12,719.57	In Progress
	SUBTOTAL			**$15,000.00**	**$17,625.78**	**$17,625.78**	**$12,719.57**	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	595 Units	$47,550.00	$29,443.00	$29,443.00	$20,191.67	In Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$47,550.00**	**$29,443.00**	**$29,443.00**	**$20,191.67**	
PHA-WIDE	b. Consultant Fees	1430.2	595 Units	$3,000.00	$3,000.00	$3,000.00	$3,000.00	Completed
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$3,000.00**	**$3,000.00**	**$3,000.00**	**$3,000.00**	
	SUBTOTAL			**$50,550.00**	**$32,443.00**	**$32,443.00**	**$23,191.67**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENTS							
GA284-51	a. New ½ Court Basketball (Swale)	1450	LS	$5,000.00	$5,568.00	$5,568.00	$5,170.85	In Progress
(Old 256-1)	**Subtotal**			**$5,000.00**	**$5,568.00**	**$5,568.00**	**$5,170.85**	
GA284-6	b. Close Street @ Robin Place	1450	LS	$20,000.00	$0.00	$0.00	$0.00	Deleted
(Old 75-7 A & B)	**Subtotal**			**$20,000.00**	**$0.00**	**$0.00**	**$0.00**	
GA284-8	c. Reseal (4) Parking Lots	1450	LS	$15,000.00	$21,260.00	$21,260.00	$21,260.00	Completed
(Old 75-8 A & B)	**Subtotal**			**$15,000.00**	**$21,260.00**	**$21,260.00**	**$21,260.00**	
GA284-8	d. Add 500 LF of 8' Fencing	1450	LS	$8,000.00	$0.00	$0.00	$0.00	Funged to
(Old 75-8 A & B)	**Subtotal**			**$8,000.00**	**$0.00**	**$0.00**	**$0.00**	2003
GA284-13	e. Correct Drainage Problems	1450	12 Units	$6,000.00	$5,604.04	$5,604.04	$5,604.04	Completed
(Old 143-3)	**Subtotal**			**$6,000.00**	**$5,604.04**	**$5,604.04**	**$5,604.04**	
GA284-28	f. Patch & Reseal (1) Parking Lot	1450	LS	$6,000.00	$6,250.00	$6,250.00	$3,499.00	In Progress
(Old 122-8A,B,E,F)	**Subtotal**			**$6,000.00**	**$6,250.00**	**$6,250.00**	**$3,499.00**	
	SUBTOTAL			**$60,000.00**	**$38,682.04**	**$38,682.04**	**$35,533.89**	
	DWELLING STRUCTURES							
GA 284-1	a. Install Security Screen Doors w/fung. from	1460	58 Units	$20,475.00	$20,475.00	$20,475.00	$20,475.00	Completed
	2003 50103.							
(OLD GA75-1)	**Subtotal**			**$20,475.00**	**$20,475.00**	**$20,475.00**	**$20,475.00**	
GA 284-2	b. Install Security Screen Doors w/fung. from	1460	42 Units	$19,305.00	$19,305.00	$19,305.00	$19,305.00	Completed
(OLD GA75-3)	2003 50103.							
	Subtotal			**$19,305.00**	**$19,305.00**	**$19,305.00**	**$19,305.00**	
GA284-6	c. Install Range Hoods	1460	75 Units	$8,000.00	$17,954.16	$17,954.16	$0.00	In Progress
(Old 75-7A & B)	**Subtotal**			**$8,000.00**	**$17,954.16**	**$17,954.16**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-6	d. Install Dryer Vents & Circuits	1460	30 Units	$15,000.00	$0.00	$0.00	$0.00	Funged to
(Old 75-7B)	**Subtotal**			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	2005
GA284-6	e. Install Washer Boxes	1460	30 Units	$10,000.00	$9,000.00	$9,000.00	$0.00	In Progress
(Old 75-7B)	**Subtotal**			**$10,000.00**	**$9,000.00**	**$9,000.00**	**$0.00**	
GA284-6	f. Install Fluorescent Lights in Kitchens	1460	75 Units	$7,000.00	$0.00	$0.00	$0.00	Funged to
(Old 75-7A & B)	**Subtotal**			**$7,000.00**	**$0.00**	**$0.00**	**$0.00**	2007
GA284-6	g. Replace VCT Tile & Remove Asbestos	1460	20 Units	$20,000.00	$11,250.61	$11,250.61	$0.00	In Progress
(Old 75-7A & B)	(Phase I)							
	Subtotal			**$20,000.00**	**$11,250.61**	**$11,250.61**	**$0.00**	
GA284-7	h. Install HVAC (Phase I)	1460	50 Units	$176,561.00	$176,561.00	$176,561.00	$176,561.00	Completed
(Old 75-6)	**Subtotal**			**$176,561.00**	**$176,561.00**	**$176,561.00**	**$176,561.00**	
GA284-7	i. Replace VCT Tile & Base (Phase I)	1460	15 Units	$15,000.00	$0.00	$0.00	$0.00	Funged to
(Old 75-6)	**Subtotal**			**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	2005
GA284-7	j. Interior Painting (Phase I)	1460	15 Units	$14,000.00	$0.00	$0.00	$0.00	Deleted
(Old 75-6)	**Subtotal**			**$14,000.00**	**$0.00**	**$0.00**	**$0.00**	
GA284-7	k. Install Dryer Exhaust Vents (Phase I)	1460	15 Units	$3,000.00	$0.00	$0.00	$0.00	Funged to
(Old 75-6)	**Subtotal**			**$3,000.00**	**$0.00**	**$0.00**	**$0.00**	2005
GA284-11	l. Provide Additional H.C. Apartments	1460	1 Unit	$20,000.00	$0.00	$0.00	$0.00	Funged to
(Old 143-1)								2005
GA284-12		1460	2 Units	$40,000.00	$0.00	$0.00	$0.00	Funged to
(Old 143-2A & B)	**Subtotal**			**$60,000.00**	**$0.00**	**$0.00**	**$0.00**	2005

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-11	m. Add SS Behind Ranges	1460	12 Units	$1,200.00	$780.00	$780.00	$0.00	In Progress
(Old 143-1)								
GA284-12		1460	12 Units	$1,200.00	$780.00	$780.00	$0.00	In Progress
(Old 143-2A & B)								
GA284-13		1460	24 Units	$2,400.00	$1,560.00	$1,560.00	$0.00	In Progress
(Old 143-3)								
GA284-16		1460	6 Units	$600.00	$390.00	$390.00	$0.00	In Progress
(Old 143-6)	**Subtotal**			**$5,400.00**	**$3,510.00**	**$3,510.00**	**$0.00**	
GA284-21	n. Continue Total Modernization (Phase II)	1460	4 Units	$50,118.21	$174,090.00	$174,090.00	$59,538.60	In Progress
(Old 122-1)	**(See Clarkesville FFY2003)**							
	Subtotal			**$50,118.21**	**$174,090.00**	**$174,090.00**	**$59,538.60**	
GA284-28	o. Replace Window & Door Screens,	1460	25 Units	$40,000.00	$72,774.00	$72,774.00	$64,677.28	In Progress
(Old 122-8A,B,E,F)	Deadbolts & Windows (Phase I)							
	Subtotal			**$40,000.00**	**$72,774.00**	**$72,774.00**	**$64,677.28**	
GA284-28	p. Replace VCT Floors @ 2 Story Bldgs.	1460	20 Units	$5,101.79	$5,101.58	$5,101.58	$5,101.58	Completed
(Old 122-8A,B,E,F)								
	Subtotal			**$5,101.79**	**$5,101.58**	**$5,101.58**	**$5,101.58**	
GA284-44	q. Reroofing	1460	12 Units	$20,000.00	$0.00	$0.00	$0.00	Funged to
(Old 122-4)	**Subtotal**			**$20,000.00**	**$0.00**	**$0.00**	**$0.00**	2006
GA284-51	r. Install Windows & Security Screens	1460	9 Units	$14,000.00	$67,621.66	$67,621.66	$66,097.66	In Progress
(Old 256-1)	(Phase I)							
	Subtotal			**$14,000.00**	**$67,621.66**	**$67,621.66**	**$66,097.66**	
GA284-51	s. Renovate Bathrooms (Phase I)	1460	4 Units	$3,068.00	$0.00	$0.00	$0.00	Funged to
(Old 256-1)	**Subtotal**			**$3,068.00**	**$0.00**	**$0.00**	**$0.00**	2006

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-4	t. Replace Water Heaters	1460	1 Each	$375.00	$0.00	$0.00	$0.00	Funged to 5-yr
(Old 75-4 A & B)	($375.00 Each)							Action Plan
GA284-7		1460	50 Each	$18,750.00	$0.00	$0.00	$0.00	"
(Old 75-6)								
GA284-21		1460	14 Each	$5,250.00	$0.00	$0.00	$0.00	"
(Old 122-1)								
GA284-22		1460	4 Each	$1,500.00	$0.00	$0.00	$0.00	"
(Old 122-2)								
GA284-23		1460	10 Each	$3,750.00	$0.00	$0.00	$0.00	"
(Old 122-3)								
GA284-44		1460	12 Each	$4,500.00	$0.00	$0.00	$0.00	"
(Old 122-4)								
	Subtotal			**$34,125.00**	**$0.00**	**$0.00**	**$0.00**	
GA284-23	u. Add Install HVAC per H.A. definition of	1460	10 Units	$0.00	$4,758.60	$4,758.60	$4,758.60	Added/
(Old 122-3)	Significant deviation.							Completed
	Subtotal			**$0.00**	**$4,758.60**	**$4,758.60**	**$4,758.60**	
GA284-28	v. Add Roll-In Shower conversions Phase I	1460	1 Unit	$0.00	$7,400.00	$7,400.00	$7,400.00	Added/
(Old 122-8)	(misc. sites) w/fung. from 2005.							Completed
	Subtotal			**$0.00**	**$7,400.00**	**$7,400.00**	**$7,400.00**	
GA284-16	w. Add replace Core Locks w/fung. from	1460	6 Units	$0.00	$922.35	$922.35	$0.00	Added/
(Old 143-6)	2003.							In Progress
	Subtotal			**$0.00**	**$922.35**	**$922.35**	**$0.00**	
	SUBTOTAL			**$540,154.00**	**$590,723.96**	**$590,723.96**	**$423,914.72**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-Wide	a. Replace Ranges	1465.1	595	$59,700.00	$56,640.00	$56,640.00	$50,140.00	In Progress
	($300.00 Each)							
	Subtotal			**$59,700.00**	**$56,640.00**	**$56,640.00**	**$50,140.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	b. Replace Refrigerators	1465.1	595	$61,650.00	$58,125.00	$58,125.00	$45,375.00	In Progress
	($450.00 Each)							
	Subtotal			**$61,650.00**	**$58,125.00**	**$58,125.00**	**$45,375.00**	
	SUBTOTAL			**$121,350.00**	**$114,765.00**	**$114,765.00**	**$95,515.00**	
	NON-DWELLING STURCTURES							
GA284-13	HVAC @ Community Building	1470	1 Each	$5,000.00	$5,000.00	$5,000.00	$5,000.00	Completed
	SUBTOTAL			**$5,000.00**	**$5,000.00**	**$5,000.00**	**$5,000.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	$10,000.00	$10,000.00	$10,000.00	$10,000.00	Completed
	SUBTOTAL			**$10,000.00**	**$10,000.00**	**$10,000.00**	**$10,000.00**	
	RELOCATION COSTS							
GA284 - 1thru 8	Relocation of Tenants	1495.1	6 Each	$600.00	$0.00	$0.00	$0.00	Funged to
	SUBTOTAL			**$600.00**	**$0.00**	**$0.00**	**$0.00**	2006
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Central Office Feasibility, Mod Used for	1499	595 Units	$2,500.00	$0.00	$0.00	$0.00	Funged to
	Development							2005
	SUBTOTAL			**$2,500.00**	**$0.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$836,304.00**	**$836,304.00**	**$836,304.00**	**$627,307.50**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/2006**
Part III: Implementation Schedule

PHA Name: North East Georgia Housing Authority	**Grant Type and Number** Capital Fund Program No: **GA06P28450104** Replacement Housing Factor No:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/13/06		7/31/06	09/13/08			
GA284-1	09/13/06		7/31/06	09/13/08			
GA284-2	09/13/06		7/31/06	09/13/08			
GA284-3	09/13/06		7/31/06	09/13/08			
GA284-4	09/13/06		7/31/06	09/13/08			
GA284-5	09/13/06		7/31/06	09/13/08			
GA284-6	09/13/06		7/31/06	09/13/08			
GA284-7	09/13/06		7/31/06	09/13/08			
GA284-8	09/13/06		7/31/06	09/13/08			
GA284-11	09/13/06		7/31/06	09/13/08			
GA284-12	09/13/06		7/31/06	09/13/08			
GA284-13	09/13/06		7/31/06	09/13/08			
GA284-16	09/13/06		7/31/06	09/13/08			
GA284-21	09/13/06		7/31/06	09/13/08			
GA284-22	09/13/06		7/31/06	09/13/08			
GA284-23	09/13/06		7/31/06	09/13/08			
GA284-25	09/13/06		7/31/06	09/13/08			
GA284-26	09/13/06		7/31/06	09/13/08			
GA284-28	09/13/06		7/31/06	09/13/08			
GA284-36	09/13/06		7/31/06	09/13/08			
GA284-44	09/13/06		7/31/06	09/13/08			
GA284-51	09/13/06		7/31/06	09/13/08			

GA284-1=58 UNITS
GA284-2=42 UNITS
GA284-3=30 UNITS
GA284-4=20 UNITS
GA284-5=34 UNITS
GA284-6=75 UNITS
GA284-7=50 UNITS
GA284-8=45 UNITS
GA284-11=12 UNITS
GA284-12=12 UNITS
GA284-13=24 UNITS
GA284-16=6 UNITS
GA284-21=14 UNITS
GA284-22=4 UNITS
GA284-23=10 UNITS
GA284-25=24 UNITS
GA284-26=24 UNITS
GA284-28=50 UNITS
GA284-36=20 UNITS
GA284-44=12 UNITS
GA285-51=29 UNITS

ga284e02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/06** ☐ **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	**$50,000.00**	**$50,000.00**	**$50,000.00**	**$50,000.00**
3	1408 Management Improvements	**$116,000.00**	**$116,000.00**	**$116,000.00**	**$60,575.44**
4	1410 Administration	**$48,000.00**	**$48,000.00**	**$48,000.00**	**$48,000.00**
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$31,900.00**	**$32,124.00**	**$32,124.00**	**$12,982.33**
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	**$521,755.00**	**$521,755.00**	**$217,195.23**	**$206,749.39**
11	1465.1 Dwelling Equipment—Nonexpendable	**$20,000.00**	**$20,000.00**	**$0.00**	**$0.00**
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	**$10,000.00**	**$10,000.00**	**$964.49**	**$964.49**
14	1485 Demolition	**$95,856.00**	**$95,856.00**	**$0.00**	**$0.00**
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**$504.00**	**$280.00**	**$0.00**	**$0.00**
18	1499 Development Activities	**$500.00**	**$500.00**	**$0.00**	**$0.00**
19	1501 Collaterization or Debt Service	**$0.00**	**$0.00**	**$0.00**	**$0.00**
20	1502 Contingency	**$500.00**	**$500.00**	**$0.00**	**$0.00**
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$895,015.00**	**$895,015.00**	**$464,283.72**	**$379,271.65**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	$53,000.00	$54,850.00	$0.00	$0.00
25	Amount of Line 21 Related to Security – Hard Costs	$51,000.00	$39,000.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$126,000.00	$126,000.00	$126,000.00	$126,000.00

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operations	1406	595 Units	$50,000.00	$50,000.00	$50,000.00	$50,000.00	Completed
	SUBTOTAL			**$50,000.00**	**$50,000.00**	**$50,000.00**	**$50,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	a. Computer Training & Software, Staff	1408	595 Units	$40,000.00	$38,150.00	$38,150.00	$0.00	In Progress
	Development Training, Marketing.							
	Subtotal			**$40,000.00**	**$38,150.00**	**$38,150.00**	**$0.00**	
PHA-WIDE	b. Drug prevention activities	1408	595 Units	$5,000.00	$5,000.00	$5,000.00	$0.00	In Progress
	Subtotal			**$5,000.00**	**$5,000.00**	**$5,000.00**	**$0.00**	
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	$18,000.00	$18,000.00	$18,000.00	$9,000.00	In Progress
	Subtotal			**$18,000.00**	**$18,000.00**	**$18,000.00**	**$9,000.00**	
PHA-WIDE	d. Resident patrol	1408	595 Units	$5,000.00	$5,000.00	$5,000.00	$3,225.44	In Progress
	Subtotal			**$5,000.00**	**$5,000.00**	**$5,000.00**	**$3,225.44**	
PHA-WIDE	e. Toccoa police assistance	1408	LS	$18,000.00	$18,000.00	$18,000.00	$16,500.00	In Progress
	Subtotal			**$18,000.00**	**$18,000.00**	**$18,000.00**	**$16,500.00**	
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	$30,000.00	$31,850.00	$31,850.00	$31,850.00	Completed
	Subtotal			**$30,000.00**	**$31,850.00**	**$31,850.00**	**$31,850.00**	
	SUBTOTAL			**$116,000.00**	**$116,000.00**	**$116,000.00**	**$60,575.44**	
	ADMINISTRATION							
PHA-WIDE	Administration	1410	595 Units	$48,000.00	$48,000.00	$48,000.00	$48,000.00	Completed
	SUBTOTAL			**$48,000.00**	**$48,000.00**	**$48,000.00**	**$48,000.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	595 Units	$29,100.00	$28,724.00	$28,724.00	$9,582.33	In Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$29,100.00**	**$28,724.00**	**$28,724.00**	**$9,582.33**	
PHA-WIDE	b. Consultant Fees	1430.2	595 Units	$2,800.00	$3,400.00	$3,400.00	$3,400.00	Completed
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$2,800.00**	**$3,400.00**	**$3,400.00**	**$3,400.00**	
	SUBTOTAL			**$31,900.00**	**$32,124.00**	**$32,124.00**	**$12,982.33**	
	DWELLING STRUCTURES							
GA284-5	a. Install Range Hoods	1460	24 Units	$5,000.00	$5,000.00	$0.00	$0.00	No Progress
GA284-6	**add bal. of same work for 284-6 w/fung.*	1460	28 Units	$0.00	$10,445.84	$10,445.84	$0.00	In Progress
	From 2004.							
	Subtotal			**$5,000.00**	**$15,445.84**	**$10,445.84**	**$0.00**	
GA284-7	b. Install tub liners	1460	18 Units	$10,000.00	$10,000.00	$0.00	$0.00	No Progress
	Subtotal			**$10,000.00**	**$10,000.00**	**$0.00**	**$0.00**	
GA284-2	c. Install HVAC	1460	34 Units	$126,000.00	$126,000.00	$126,000.00	$126,000.00	Completed
	Subtotal			**$126,000.00**	**$126,000.00**	**$126,000.00**	**$126,000.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-5	d. Electrical upgrades	1460	24 Units	$20,000.00	$20,000.00	$0.00	$0.00	No Progress
GA284-6	**add install dryer vents & circuits w/fung.*	1460	30 Units	$15,000.00	$15,000.00	$0.00	$0.00	No Progress
	From 2004.							
	Subtotal			**$35,000.00**	**$35,000.00**	**$0.00**	**$0.00**	
PHA-Wide	e. Roll-in shower conversions	1460	10 Units	$30,000.00	$30,000.00	$0.00	$0.00	No Progress
	(Phase I) (Misc. Sites)							
	Subtotal			**$30,000.00**	**$30,000.00**	**$0.00**	**$0.00**	
GA284-3	f. Window security screens	1460	25 Units	$35,000.00	$35,000.00	$0.00	$0.00	No Progress
GA284-51		1460	20 Units	$12,000.00	$0.00	$0.00	$0.00	Funged to
	Subtotal			**$47,000.00**	**$35,000.00**	**$0.00**	**$0.00**	2004
GA284-6	g. Replace VCT Tile & Base & remove	1460	55 Units	$102,000.00	$48,240.00	$48,240.00	$48,240.00	Completed
GA284-7	Asbestos	1460	50 Units	$54,811.00	$32,509.39	$32,509.39	$32,509.39	Completed
	Subtotal			**$156,811.00**	**$80,749.39**	**$80,749.39**	**$80,749.39**	
GA284-51	h. Renovate bathrooms (Phase II)	1460	4 Units	$6,000.00	$6,000.00	$0.00	$0.00	No Progress
	Subtotal			**$6,000.00**	**$6,000.00**	**$0.00**	**$0.00**	
GA284-7	i. Install Dryer Exhaust Vents .	1460	50 Units	$7,500.00	$7,500.00	$0.00	$0.00	No Progress
	Subtotal			**$7,500.00**	**$7,500.00**	**$0.00**	**$0.00**	
GA284-11	j. Provide Additional H.C. Apartments	1460	1 Unit	$20,000.00	$20,000.00	$0.00	$0.00	No Progress
GA284-12		1460	2 Units	$34,444.00	$34,444.00	$0.00	$0.00	No Progress
	Subtotal			**$54,444.00**	**$54,444.00**	**$0.00**	**$0.00**	
GA284-28	k. Replace Window & Door Screens,	1460	25 Units	$40,000.00	$40,000.00	$0.00	$0.00	No Progress
	Deadbolts & Windows (Phase I)							
	Subtotal			**$40,000.00**	**$40,000.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-51	l. Door security screens (Phase I)	1460	4 Units	$4,000.00	$4,000.00	$0.00	$0.00	No Progress
	Subtotal			**$4,000.00**	**$4,000.00**	**$0.00**	**$0.00**	
GA284-3	m. Add Complete Mod of 25 Units (Phase I)	1460	25 Units	$0.00	$77,615.77	$0.00	$0.00	Added
	w/fung. from 2006.							
	Subtotal			**$0.00**	**$77,615.77**	**$0.00**	**$0.00**	
	SUBTOTAL			**$521,755.00**	**$521,755.00**	**$217,195.23**	**$206,749.39**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-Wide	Replace ranges & refrigerators	1465.1	65 Each	$20,000.00	$20,000.00	$0.00	$0.00	No Progress
	($300.00 Each)							
	SUBTOTAL			**$20,000.00**	**$20,000.00**	**$0.00**	**$0.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	$10,000.00	$10,000.00	$964.49	$964.49	In Progress
	SUBTOTAL			**$10,000.00**	**$10,000.00**	**$964.49**	**$964.49**	
GA284-01	DEMOLITION	1485	32 Apts.	$95,856.00	$95,856.00	$0.00	$0.00	Out for bids
	Demolition of 32 units.							
	SUBTOTAL			**$95,856.00**	**$95,856.00**	**$0.00**	**$0.00**	
	RELOCATION COSTS							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	$504.00	$280.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$504.00**	**$280.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Development Activities	1499	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	*add central office feasibility; mod. used for							Added
	Devel. funged from 2004.							
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	COLLATERIZATION OR DEBT SERVICE							
PHA-Wide	Collaterization or debt service	1501	LS	$0.00	$0.00	$0.00	$0.00	Deleted
	SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	CONTINGENCY							
PHA-Wide	Contingency	1502	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$895,015.00**	**$895,015.00**	**$464,283.72**	**$379,271.65**	

Annual Statement/Performance and Evaluation Report **Budget Revision #2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part III: Implementation Schedule

PHA Name: North East Georgia Housing Authority	**Grant Type and Number** Capital Fund Program No: **GA06P28450105** Replacement Housing Factor No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	12/30/06			06/30/08			
GA284-1	12/30/06			06/30/08			
GA284-2	12/30/06			06/30/08			
GA284-3	12/30/06			06/30/08			
GA284-4	12/30/06			06/30/08			
GA284-5	12/30/06			06/30/08			
GA284-6	12/30/06			06/30/08			
GA284-7	12/30/06			06/30/08			
GA284-8	12/30/06			06/30/08			
GA284-11	12/30/06			06/30/08			
GA284-12	12/30/06			06/30/08			
GA284-13	12/30/06			06/30/08			
GA284-16	12/30/06			06/30/08			
GA284-21	12/30/06			06/30/08			
GA284-22	12/30/06			06/30/08			
GA284-23	12/30/06			06/30/08			
GA284-25	12/30/06			06/30/08			
GA284-26	12/30/06			06/30/08			
GA284-28	12/30/06			06/30/08			
GA284-36	12/30/06			06/30/08			
GA284-44	12/30/06			06/30/08			
GA284-51	12/30/06			06/30/08			

GA284-1=58 UNITS
GA284-2=42 UNITS
GA284-3=30 UNITS
GA284-4=20 UNITS
GA284-5=34 UNITS
GA284-6=75 UNITS
GA284-7=50 UNITS
GA284-8=45 UNITS
GA284-11=12 UNITS
GA284-12=12 UNITS
GA284-13=24 UNITS
GA284-16=6 UNITS
GA284-21=14 UNITS
GA284-22=4 UNITS
GA284-23=10 UNITS
GA284-25=24 UNITS
GA284-26=24 UNITS
GA284-28=50 UNITS
GA284-36=20 UNITS
GA284-44=12 UNITS
GA285-51=29 UNITS

ga284f02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: **GA06P28450106** Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/06** ☐ **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	$115,000.00	$115,000.00	$115,000.00	$115,000.00
3	1408 Management Improvements	$139,000.00	$139,000.00	$0.00	$0.00
4	1410 Administration	$87,330.00	$87,330.00	$0.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$33,000.00	$33,000.00	$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$30,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$421,986.00	$451,986.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$10,000.00	$10,000.00	$0.00	$0.00
12	1470 Nondwelling Structures	$25,000.00	$25,000.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$10,000.00	$10,000.00	$0.00	$0.00
14	1485 Demolition	$500.00	$500.00	$0.00	$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$500.00	$500.00	$0.00	$0.00
18	1499 Development Activities	$500.00	$500.00	$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency	$500.00	$500.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$873,316.00	$873,316.00	$115,000.00	$115,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	$53,000.00	$53,000.00	$0.00	$0.00
25	Amount of Line 21 Related to Security – Hard Costs	$67,000.00	$67,000.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report **Budget Revision #1**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operations	1406	595 Units	$115,000.00	$115,000.00	$115,000.00	$115,000.00	Completed
	SUBTOTAL			**$115,000.00**	**$115,000.00**	**$115,000.00**	**$115,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	a. Computer Training & Software, Staff	1408	595 Units	$50,000.00	$50,000.00	$0.00	$0.00	No Progress
	Development Training, Marketing.							
	Subtotal			**$50,000.00**	**$50,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	b. Drug prevention activities	1408	595 Units	$5,000.00	$5,000.00	$0.00	$0.00	No Progress
	Subtotal			**$5,000.00**	**$5,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	$18,000.00	$18,000.00	$0.00	$0.00	No Progress
	Subtotal			**$18,000.00**	**$18,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	d. Resident patrol	1408	595 Units	$5,000.00	$5,000.00	$0.00	$0.00	No Progress
	Subtotal			**$5,000.00**	**$5,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	e. Toccoa police assistance	1408	LS	$18,000.00	$18,000.00	$0.00	$0.00	No Progress
	Subtotal			**$18,000.00**	**$18,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	$40,000.00	$40,000.00	$0.00	$0.00	No Progress
	Subtotal			**$40,000.00**	**$40,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	g. Read at Home Program	1408	LS	$3,000.00	$3,000.00	$0.00	$0.00	No Progress
	Subtotal			**$3,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$139,000.00**	**$139,000.00**	**$0.00**	**$0.00**	
	ADMINISTRATION							
PHA-WIDE	Administration	1410	595 Units	$87,330.00	$87,330.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$87,330.00**	**$87,330.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #1**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	595 Units	$30,000.00	$30,000.00	$0.00	$0.00	No Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$30,000.00**	**$30,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	b. Consultant Fees	1430.2	595 Units	$3,000.00	$3,000.00	$0.00	$0.00	No Progress
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$3,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$33,000.00**	**$33,000.00**	**$0.00**	**$0.00**	
	SITE IMPROVEMENTS							
GA284-6	Remove old garbage dump & grade area	1450	LS	$30,000.00	$0.00	$0.00	$0.00	Deleted
	SUBTOTAL			**$30,000.00**	**$0.00**	**$0.00**	**$0.00**	
	DWELLING STRUCTURES							
PHA-WIDE	a. Install additional carbon monoxide detectors	1460	500 Units	$15,000.00	$15,000.00	$0.00	$0.00	No Progress
	Subtotal			**$15,000.00**	**$15,000.00**	**$0.00**	**$0.00**	
GA284-44	b. Install bathroom exhaust fans	1460	12 Units	$3,000.00	$3,000.00	$0.00	$0.00	No Progress
	Subtotal			**$3,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
GA284-3	c. Complete mod. of 25 units. (Phase II)	1460	25 Units	$190,986.00	$240,515.00	$0.00	$0.00	No Progress
	Subtotal			**$190,986.00**	**$240,515.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #1**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-3	d. Stainless steel screen & storm doors	1460	30 Units	$25,000.00	$25,000.00	$0.00	$0.00	No Progress
GA284-44		1460	12 Units	$6,000.00	$6,000.00	$0.00	$0.00	No Progress
	Subtotal			**$31,000.00**	**$31,000.00**	**$0.00**	**$0.00**	
GA284-44	e. New windows & SS window screens	1460	12 Units	$36,000.00	$36,000.00	$0.00	$0.00	No Progress
	Subtotal			**$36,000.00**	**$36,000.00**	**$0.00**	**$0.00**	
GA284-33,36,25	f. LBP abatement	1460	64 Units	$96,000.00	$18,471.00	$0.00	$0.00	Reduced
22 & 21								
	Subtotal			**$96,000.00**	**$18,471.00**	**$0.00**	**$0.00**	
GA284-8	g. Reroof buildings.	1460	45 Units	$50,000.00	$35,000.00	$0.00	$0.00	No Progress
GA284-44	**Add same work for GA284-44 w/fung. from*	1460	12 Units	$0.00	$15,000.00	$0.00	$0.00	Added
	2004.							
	Subtotal			**$50,000.00**	**$50,000.00**	**$0.00**	**$0.00**	
GA284-51	h. Add Renovate Bathrooms w/fung. from 2005	1460	4 Units	$0.00	$58,000.00	$0.00	$0.00	Added
	Subtotal			**$0.00**	**$58,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$421,986.00**	**$451,986.00**	**$0.00**	**$0.00**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-Wide	Replace ranges & refrigerators	1465.1	33 Each	$10,000.00	$10,000.00	$0.00	$0.00	No Progress
	($300.00 Each)							
	SUBTOTAL			**$10,000.00**	**$10,000.00**	**$0.00**	**$0.00**	
	NON-DWELLING STRUCTURES							
GA284-3	Remodel Community Center & make more	1470	LS	$25,000.00	$25,000.00	$0.00	$0.00	No Progress
	accessible to disabled.							
	SUBTOTAL			**$25,000.00**	**$25,000.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #1**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28450106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	$10,000.00	$10,000.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$10,000.00**	**$10,000.00**	**$0.00**	**$0.00**	
	DEMOLITION							
PHA-Wide	Demolition	1485	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	RELOCATION COSTS							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Development Activities	1499	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	CONTINGENCY							
PHA-Wide	Contingency	1502	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$873,316.00**	**$873,316.00**	**$115,000.00**	**$115,000.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision #1**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part III: Implementation Schedule

PHA Name: North East Georgia Housing Authority	**Grant Type and Number** Capital Fund Program No: **GA06P28450106** Replacement Housing Factor No:	**Federal FY of Grant: 2006**

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	9/30/08			9/30/10			
GA284-1	9/30/08			9/30/10			
GA284-2	9/30/08			9/30/10			
GA284-3	9/30/08			9/30/10			
GA284-4	9/30/08			9/30/10			
GA284-5	9/30/08			9/30/10			
GA284-6	9/30/08			9/30/10			
GA284-7	9/30/08			9/30/10			
GA284-8	9/30/08			9/30/10			
GA284-11	9/30/08			9/30/10			
GA284-12	9/30/08			9/30/10			
GA284-13	9/30/08			9/30/10			
GA284-16	9/30/08			9/30/10			
GA284-21	9/30/08			9/30/10			
GA284-22	9/30/08			9/30/10			
GA284-23	9/30/08			9/30/10			
GA284-25	9/30/08			9/30/10			
GA284-26	9/30/08			9/30/10			
GA284-28	9/30/08			9/30/10			
GA284-36	9/30/08			9/30/10			
GA284-44	9/30/08			9/30/10			
GA284-51	9/30/08			9/30/10			

GA284-1=58 UNITS
GA284-2=42 UNITS
GA284-3=30 UNITS
GA284-4=20 UNITS
GA284-5=34 UNITS
GA284-6=75 UNITS
GA284-7=50 UNITS
GA284-8=45 UNITS
GA284-11=12 UNITS
GA284-12=12 UNITS
GA284-13=24 UNITS
GA284-16=6 UNITS
GA284-21=14 UNITS
GA284-22=4 UNITS
GA284-23=10 UNITS
GA284-25=24 UNITS
GA284-26=24 UNITS
GA284-28=50 UNITS
GA284-36=20 UNITS
GA284-44=12 UNITS
GA285-51=29 UNITS

ga284g02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	Grant Type and Number Capital Fund Program Grant No: **GA06P08250104** Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/06** ☐ **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	$10,000.00	$10,000.00	$10,000.00	$10,000.00
3	1408 Management Improvements	$5,900.00	$5,900.00	$5,900.00	$3,895.29
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$15,700.00	$9,950.00	$9,950.00	$7,347.36
8	1440 Site Acquisition				
9	1450 Site Improvement	$19,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$190,571.00	$217,421.05	$217,421.05	$8,029.86
11	1465.1 Dwelling Equipment—Nonexpendable	$3,000.00	$3,000.00	$3,000.00	$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$2,000.00	$399.95	$399.95	$399.95
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	$500.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$246,671.00	$246,671.00	$246,671.00	$29,672.46
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS							
	Operation-Subsidy	1406	155 Units	$10,000.00	$10,000.00	$10,000.00	$10,000.00	Completed
	SUBTOTAL			**$10,000.00**	**$10,000.00**	**$10,000.00**	**$10,000.00**	
PHA-WIDE	MANAGEMENT IMPROVEMENTS							
	Computer Training & Software. Staff	1408	155 Units	$5,900.00	$5,900.00	$5,900.00	$3,895.29	In Progress
	Development Training, Marketing							
	SUBTOTAL			**$5,900.00**	**$5,900.00**	**$5,900.00**	**$0.00**	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	155 Units	$14,950.00	$9,200.00	$9,200.00	$6,597.36	In Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$14,950.00**	**$9,200.00**	**$9,200.00**	**$6,597.36**	
PHA-WIDE	b. Consultant Fees	1430.2	155 Units	$750.00	$750.00	$750.00	$750.00	Completed
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$750.00**	**$750.00**	**$750.00**	**$750.00**	
	SUBTOTAL			**$15,700.00**	**$9,950.00**	**$9,950.00**	**$7,347.36**	
	SITE IMPROVEMENTS							
GA082-8	Landscaping	1450	50 Units	$19,000.00	$0.00	$0.00	$0.00	Deleted
	SUBTOTAL			**$19,000.00**	**$0.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA	**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250104** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES							
GA082-6	a. Complete Modernization (Phase II)	1460	5 Units	$171,821.00	$217,421.05	$217,421.05	$8,029.86	In Progress
	(See FFY2003)							
	Subtotal			**$171,821.00**	**$217,421.05**	**$217,421.05**	**8,029.86**	
GA082-8	b. Replace water Heaters	1460	50 Units	$18,750.00	$0.00	$0.00	$0.00	Funged into
	Subtotal			**$18,750.00**	**$0.00**	**$0.00**	**$0.00**	2005
	SUBTOTAL			**$190,571.00**	**$217,421.05**	**$217,421.05**	**$0.00**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
GA082-3A	Replace Ranges	1465	10 Units	$3,000.00	$3,000.00	$3,000.00	$0.00	In Progress
	SUBTOTAL			**$3,000.00**	**$3,000.00**	**$3,000.00**	**$0.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Purchase Computer Equipment	1475	LS	$2,000.00	$399.95	$399.95	$399.95	Completed
	SUBTOTAL			**$2,000.00**	**$399.95**	**$399.95**	**$399.95**	
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Determine Feasibility, Mod Used for	1499	1 Each	$500.00	$0.00	$0.00	$0.00	Deleted
	Development							
	SUBTOTAL			**$500.00**	**$0.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$246,671.00**	**$246,671.00**	**$246,671.00**	**$29,672.46**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/06
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	**Grant Type and Number** Capital Fund Program No: **GA06P08250104** Replacement Housing Factor No:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	08/31/06		07/31/06	08/31/07			
GA082-1	08/31/06		07/31/06	08/31/07			
GA082-2	08/31/06		07/31/06	08/31/07			
GA082-3	08/31/06		07/31/06	08/31/07			
GA082-6	08/31/06		07/31/06	08/31/07			
GA082-8	08/31/06		07/31/06	08/31/07			

GA082-1=23 UNITS
GA082-2= 2 UNITS
GA082-3=30 UNITS
GA082-6=50 UNITS
GA082-8=50 UNITS

ga284h02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	Grant Type and Number Capital Fund Program Grant No: **GA06P08250105** Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/06** ☐ **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	$20,000.00	$20,000.00	$20,000.00	$20,000.00
3	1408 Management Improvements	$8,000.00	$8,000.00	$0.00	$0.00
4	1410 Administration	$6,400.00	$6,400.00	$0.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$8,200.00	$11,009.00	$11,009.00	$4,239.04
8	1440 Site Acquisition				
9	1450 Site Improvement	$75,000.00	$72,191.00	$0.00	$0.00
10	1460 Dwelling Structures	$109,200.00	$109,200.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$3,000.00	$3,000.00	$0.00	$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$2,000.00	$2,000.00	$0.00	$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$500.00	$500.00	$0.00	$0.00
18	1499 Development Activities	$500.00	$500.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502 Contingency	$500.00	$500.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$233,300.00	$233,300.00	$31,009.00	$24,239.04
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/06**
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS							
	Operation-Subsidy	1406	155 Units	$20,000.00	$20,000.00	$20,000.00	$0.00	Obligated
	SUBTOTAL			**$20,000.00**	**$20,000.00**	**$20,000.00**	**$0.00**	
PHA-WIDE	MANAGEMENT IMPROVEMENTS							
	Computer Training & Software. Staff	1408	155 Units	$8,000.00	$8,000.00	$0.00	$0.00	No Progress
	Development Training, Marketing							
	SUBTOTAL			**$8,000.00**	**$8,000.00**	**$0.00**	**$0.00**	
PHA-WIDE	Administration							
	Administration Subsidy	1410	155 Units	$6,400.00	$6,400.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$6,400.00**	**$6,400.00**	**$0.00**	**$0.00**	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	155 Units	$7,500.00	$10,159.00	$10,159.00	$3,389.04	In Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$7,500.00**	**$10,159.00**	**$10,159.00**	**$3,389.04**	
PHA-WIDE	b. Consultant Fees	1430.2	155 Units	$700.00	$850.00	$850.00	$850.00	Completed
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets &							
	Five-Year Plan. Fees to be negotiated.							
	Contract Labor.							
	Subtotal			**$700.00**	**$850.00**	**$850.00**	**$850.00**	
	SUBTOTAL			**$8,200.00**	**$11,009.00**	**$11,009.00**	**$4,239.04**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/06**
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENTS							
PHA-Wide	Landscaping	1450	155 Units	$25,000.00	$22,191.00	$0.00	$0.00	No Progress
GA082-8	Site Improvements	1450	50 Units	$50,000.00	$50,000.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$75,000.00**	**$72,191.00**	**$0.00**	**$0.00**	
	DWELLING STRUCTURES							
GA082-1	a. Convert units for disabled	1460	2 Units	$65,700.00	$65,700.00	$0.00	$0.00	No Progress
	Subtotal			**$65,700.00**	**$65,700.00**	**$0.00**	**$0.00**	
GA082-1	b. Replace pressure reducing valves	1460	23 Units	$6,000.00	$6,000.00	$0.00	$0.00	
	Subtotal			**$6,000.00**	**$6,000.00**	**$0.00**	**$0.00**	
GA082-3	c. Roll-in shower conversion	1460	2 Units	$5,000.00	$5,000.00	$0.00	$0.00	No Progress
GA082-6	(Phase I)	1460	3 Units	$7,500.00	$7,500.00	$0.00	$0.00	No Progress
GA082-8		1460	4 Units	$10,000.00	$10,000.00	$0.00	$0.00	No Progress
	Subtotal			**$22,500.00**	**$22,500.00**	**$0.00**	**$0.00**	
GA082-8	d. Replace hot water heaters	1460	50 Units	$15,000.00	$15,000.00	$0.00	$0.00	No Progress
	Subtotal			**$15,000.00**	**$15,000.00**	**$0.00**	**$0.00**	
	SUBTOTAL			**$109,200.00**	**$109,200.00**	**$0.00**	**$0.00**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-Wide	a. Replace Ranges (Where needed)	1465.1	6 Units	$3,000.00	$3,000.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$3,000.00**	**$3,000.00**	**$0.00**	**$0.00**	
	NON-DWELLING EQUIPMENT							
PHA-Wide	Purchase Computer Equipment & Software	1475	LS	$2,000.00	$2,000.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$2,000.00**	**$2,000.00**	**$0.00**	**$0.00**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/06**
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	RELOCATION							
	Relocate tenants as needed	1495.1	5 each	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	DEVELOPMENT ACTIVITIES							
PHA-Wide	Determine Feasibility, Mod Used for	1499	1 Each	$500.00	$500.00	$0.00	$0.00	No Progress
	Development							
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	COLLATERIZATION OR DEBT SERVICE							
PHA-Wide	Collaterization or debt service	1501	LS	$0.00	$0.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
	CONTINGENCY							
PHA-Wide	Contingency	1502	LS	$500.00	$500.00	$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**	**$500.00**	**$0.00**	**$0.00**	
	GRAND TOTAL			**$233,300.00**	**$233,300.00**	**$31,009.00**	**$24,239.04**	

Annual Statement/Performance and Evaluation Report **Budget Revision # 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **9/30/06**
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	**Grant Type and Number** Capital Fund Program No: **GA06P08250105** Replacement Housing Factor No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates
GA082-1	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates
GA082-2	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates
GA082-3	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates
GA082-6	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates
GA082-8	12/30/06	8/17/07		06/30/08	8/17/09		Per LOCC's Contract Dates

GA082-1=23 UNITS
GA082-2= 2 UNITS
GA082-3=30 UNITS
GA082-6=50 UNITS
GA082-8=50 UNITS

ga284i02 CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	Grant Type and Number Capital Fund Program Grant No: **GA06P08250106** Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/06** ☐ **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	**$36,000.00**		**$36,000.00**	**$36,000.00**
3	1408 Management Improvements	**$20,000.00**		**$0.00**	**$0.00**
4	1410 Administration	**$22,268.00**		**$0.00**	**$0.00**
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$8,500.00**		**$0.00**	**$0.00**
8	1440 Site Acquisition				
9	1450 Site Improvement	**$25,000.00**		**$0.00**	**$0.00**
10	1460 Dwelling Structures	**$107,430.00**		**$0.00**	**$0.00**
11	1465.1 Dwelling Equipment—Nonexpendable	**$2,000.00**		**$0.00**	**$0.00**
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**$500.00**		**$0.00**	**$0.00**
18	1499 Development Activities	**$500.00**		**$0.00**	**$0.00**
19	1501 Collaterization or Debt Service				
20	1502 Contingency	**$500.00**		**$0.00**	**$0.00**
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$222,698.00**		**$36,000.00**	**$36,000.00**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-WIDE	Operation-Subsidy	1406	155 Units	$36,000.00		$36,000.00	$36,000.00	Completed
	SUBTOTAL			**$36,000.00**		**$36,000.00**	**$36,000.00**	
	MANAGEMENT IMPROVEMENTS							
PHA-WIDE	a. Computer Training & Software. Staff	1408	155 Units	$18,000.00		$0.00	$0.00	No Progress
	Development Training, Marketing							
	Subtotal			**$18,000.00**		**$0.00**	**$0.00**	
PHA-WIDE	b. Drug prevention activities	1408	155 Units	$2,000.00		$0.00	$0.00	No Progress
	Subtotal			**$2,000.00**		**$0.00**	**$0.00**	
	SUBTOTAL			**$20,000.00**		**$0.00**	**$0.00**	
	Administration							
PHA-WIDE	Administration Subsidy	1410	155 Units	$22,268.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$22,268.00**		**$0.00**	**$0.00**	
	FEES &COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract	1430.1	155 Units	$7,500.00		$0.00	$0.00	No Progress
	documents, drawings, specifications and							
	assist the PHA at bid opening, awarding							
	the contract, and to supervise the							
	construction work on a periodic basis.							
	Fee to be negotiated. Contract Labor.							
	Subtotal			**$7,500.00**		**$0.00**	**$0.00**	
PHA-WIDE	b. Consultant Fees	1430.2	155 Units	$1,000.00		$0.00	$0.00	No Progress
	Hire Consultant to assist with							
	preparation of Agency Plan Budgets & 5 Yr. Plan.							
	Subtotal			**$1,000.00**		**$0.00**	**$0.00**	
	SUBTOTAL			**$8,500.00**		**$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 Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: **GA06P08250106** Replacement Housing Factor Grant No:				Federal FY of Grant: **2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENTS							
PHA-WIDE	Landscaping	1450	155 Units	$25,000.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$25,000.00**		**$0.00**	**$0.00**	
	DWELLING STRUCTURES							
GA082-1	a. Renovate exterior of buildings	1460	23 Units	$40,430.00		$0.00	$0.00	No Progress
	Subtotal			**$40,430.00**		**$0.00**	**$0.00**	
GA082-3	b. Install additional carbon monoxide detectors	1460	30 Units	$3,000.00		$0.00	$0.00	No Progress
	Subtotal			**$3,000.00**		**$0.00**	**$0.00**	
GA082-8	c. Install separate vents in attics	1460	32 Units	$10,000.00		$0.00	$0.00	No Progress
	Subtotal			**$10,000.00**		**$0.00**	**$0.00**	
GA082-8	d. Install tub handrails	1460	32 Units	$5,000.00		$0.00	$0.00	No Progress
	Subtotal			**$5,000.00**		**$0.00**	**$0.00**	
GA082-8	e. Complete mod of interiors (Phase I)	1460	7 Units	$49,000.00		$0.00	$0.00	No Progress
	Subtotal			**$49,000.00**		**$0.00**	**$0.00**	
	SUBTOTAL			**$107,430.00**		**$0.00**	**$0.00**	
	DWELLING EQUIPMENT							
	NONEXPENDABLE							
PHA-WIDE	Replace Ranges (Where needed)	1465.1	4 Units	$2,000.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$2,000.00**		**$0.00**	**$0.00**	
PHA-WIDE	RELOCATION							
	Relocate tenants as needed	1495.1	5 each	$500.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**		**$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 Cornelia, Cornelia, GA		**Grant Type and Number** Capital Fund Program Grant No: **GA06P08250106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DEVELOPMENT ACTIVITIES							
PHA-WIDE	Determine Feasibility, Mod Used for Development	1499	1 Each	$500.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**		**$0.00**	**$0.00**	
	CONTINGENCY							
PHA-WIDE	Contingency	1502	LS	$500.00		$0.00	$0.00	No Progress
	SUBTOTAL			**$500.00**		**$0.00**	**$0.00**	
	GRAND TOTAL			**$222,698.00**		**$36,000.00**	**$36,000.00**	

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia	**Grant Type and Number** Capital Fund Program No: **GA06P08250106** Replacement Housing Factor No:	**Federal FY of Grant: 2006**

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	9/30/08			9/30/10			
GA082-1	9/30/08			9/30/10			
GA082-2	9/30/08			9/30/10			
GA082-3	9/30/08			9/30/10			
GA082-6	9/30/08			9/30/10			
GA082-8	9/30/08			9/30/10			

GA082-1=23 UNITS
GA082-2= 2 UNITS
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