

PHA Plans

Streamlined Annual Version

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

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2007

PHA Name: Northwest Georgia Housing Authority

GA285v02

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Northwest Georgia Housing Authority

PHA Number: GA285

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:
Number of S8 units:

Number of S8 units:

Number of public housing units:

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

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

PHA Plan Contact Information:

Name: **Sandra D. Hudson**
TDD: **706-295-5935**

Phone: **706-378-3940**
Email (if available): **sdhudson@romehousing.com**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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<input checked="" type="checkbox"/>	10. Attachment B – Bond Pool Budget Revision #2	
<input checked="" type="checkbox"/>	11. Attachment C – 2007 Mission & Goals	
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<input checked="" type="checkbox"/>	13. Attachment E – Definition of Substantial Deviation, Significant Amendment or Modification	
<input checked="" type="checkbox"/>	14. Attachment F – Resident Member on the PHA Governing Board	
<input checked="" type="checkbox"/>	15. Attachment G – Membership of the Resident Advisory Board or Boards	
<input checked="" type="checkbox"/>	16. Attachment H – Violence in Workplace Policy	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists					
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics (2005)	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL (2006)	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics	
HIGHT HOMES 501	07/26/2000	43-W; 35-B; 4-D	52-W; 30-B; 1-H; 4-D	21% W; -14% B; 100% H, 0% D	
ALTOVIEW 502	07/26/2000	3-W; 12-B; 1-D	3-W; 15-B; 1-D	0% W; -25% B; 0% D	
GRAHAM HOMES 503	07/26/2000	14-W; 34-B; 1-D	14-W; 30-B; 2-H; 1-D	0% W; 11% B; 200% H; 0% D	
PARK HOMES 504	07/26/2000	8-W; 22-B; 0-D	5-W; 18-B; 1-H	37% W; -18% B; 100% H	
FAIRGROUNDS 506	07/26/2000	4-W; 14-B; 0-D	8-W; 10-B	100% W; -28% B	
MAIN HIGH 507	07/26/2000	4-W; 50-B; 0-D	13-W; 70-B; 1-D	225% W; 40% B; 100% D	
WILLINGHAM VILLAGE 508	07/26/2000	29-W; 40-B; 0-D	35-W; 40-B; 1-H; 4-D	21% W; 0% B; 100% H; 400% D	
WESTVIEW 512	07/26/2000	7-W; 4-B; 2-D	1-W; 5-B	-86% W; 25% B; -100% D	
BOOKER T. WASHINGTON 513	07/26/2000	9-W; 3-B; 0-D	4-W; 2-B	-55% W; -33% B; 0% D	
EASTVIEW 514	07/26/2000	9-W; 4-B; 0-D	3-W; 2-B	-66% W; -50% B; 0% D	

2. What is the number of site based waiting list developments to which families may apply at one time? **3**
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **3**
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? **11**

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? **11**
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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below: **Altoview Terrace GA285-502**

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: **Fairground Development GA285-506**
Charles Hight Homes GA285-501

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
GA285-508 – NWGHA will replace 27 units. The City of Rome purchased 27 units @ \$789,864.00 that were in a flood area to demolish to prevent future flooding of said units. Other funds – Bond Pool and Emergency Disaster funds will be used to re-build the 27 units plus Community Center/Gym. The units are being re-built on property that was donated to NWGHA by the City of Rome.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

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

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

- **Continue to seek and provide assistance for Homeownership through collaboration with Appalachian Housing Counseling Agency.**

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **Floyd/Polk Counties**

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 on its waiting lists 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)

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

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

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required InitialAssessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19G of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	258,955.56			
3	1408 Management Improvements	285,023.76			
4	1410 Administration	186,227.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	15,000.00			
10	1460 Dwelling Structures	240,400.00			
11	1465.1 Dwelling Equipment—Nonexpendable	36,000.00			
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	6,000.00			
18	1499 Development Activities	400,000.00			
19	1501 Collateralization or Debt Service	434,671.68			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,862,278.00			
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550107 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	
PHA WIDE	Transfer to Operation	1406		258,955.56				
	TOTAL 1406			258,955.56				
PHA WIDE	Management Improvement							
	Finance Staff	1408		15,107.00				
	Investigator w/benefits	1408		58,500.00				
	Staff Training	1408		15,000.00				
	Resident Initiative Program	1408		58,500.00				
	Security Salary	1408	5	78,000.00				
	Security Highrises w/benefits	1408		32,448.00				
	Computer System	1408		27,418.76				
	TOTAL 1408			285,023.76				
PHA WIDE	Administration							
	Administrative	1410		13,416.00				
	Modernization	1410		172,811.00				
	TOTAL 1410			186,227.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550107 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	
	Site Improvement							
GA 285-508	Greenery & Landscaping	1450	3	15,000.00				
	TOTAL 1450			15,000.00				
	Dwelling Structures							
GA 285-508	Demolition & Patching	1460	3 Units	1,500.00				
	Asbestos Removal	1460	3 Units	6,000.00				
	New Insulation	1460	3 Units	2,100.00				
	Carpentry	1460	3 Units	10,500.00				
	Concrete Floor Repair	1460	3 Units	14,700.00				
	Doors & Windows	1460	3 Units	24,600.00				
	Flooring	1460	3 Units	7,200.00				
	Drywall	1460	3 Units	10,500.00				
	Painting	1460	3 Units	1,200.00				
	Plumbing & Fixtures	1460	3 Units	19,500.00				
	HVAC	1460	3 Units	12,600.00				
	Electrical & Fixtures	1460	3 Units	16,500.00				
	New Cabinets	1460	3 Units	13,500.00				
	SUBTOTAL 1460			140,400.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550107 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	
GA 285-511	Replace Flooring	1460	101 Units	100,000.00				
SUBTOTAL 1460				100,000.00				
TOTAL 1460				240,000.00				
Dwelling Equipment								
GA 285-508	Stoves & Refrigerators	1465.1	10	6,000.00				
GA 285-511	Refrigerators	1465.1	100	30,000.00				
TOTAL 1465.1				36,000.00				
Relocation Costs								
GA 285-508	Relocation	1495.1	10	6,000.00				
TOTAL 1495.1				6,000.00				
Development Activities								
GA285-508	Gymnasium	1499	1	400,000.00				
TOTAL 1499				400,000.00				
PHA WIDE	Collateralization	1501		434,671.68				
GRAND TOTAL				1,862,278.00				

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

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

PHA Name: Northwest Georgia Housing Authority	Grant Type and Number Capital Fund Program No: GA06P28550107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE 1406	10/1/2007			6/30/2008			
PHA WIDE 1408	10/1/2007			12/31/2008			
PHA WIDE 1410	10/1/2007			12/31/2008			
508 Willingham Village 1450	1/1/2008			6/30/2009			
508 Willingham Village 1460	1/1/2008			6/30/2009			
511 Barron Apartments 1460	1/1/2008			12/31/2008			
508 Willingham Village 1465.1	1/1/2008			6/30/2009			
511 Barron Apartments 1465.1	1/1/2008			12/31/2008			
508 Willingham Village 1495.1	10/1/2007			6/30/2009			
PHA WIDE – 1501 Collateralization	10/1/2007			6/30/2008			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Northwest Georgia Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: GA06P28550108 PHA FY: 2008	Work Statement for Year 3 FFY Grant: GA06P28550109 PHA FY: 2009	Work Statement for Year 4 FFY Grant: GA06P28550110 PHA FY: 2010	Work Statement for Year 5 FFY Grant: GA06P28550111 PHA FY: 2011
	Annual Statement				
1406 Operations – PHA WIDE		313,824.32	338,824.32	339,824.32	317,824.32
1408 Mgmt. Imp. – PHA WIDE		277,555.00	277,555.00	277,555.00	227,555.00
1410 Admin.– PHA WIDE		186,227.00	186,227.00	186,227.00	186,227.00
1430 Fees & Cost – GA 508		30,000.00	30,000.00	30,000.00	30,000.00
1450 Site Improv. –GA 508		15,000.00	15,000.00	60,000.00	15,000.00
1460 Dwelling Structures 501/505/507/508/512		568,000.00	568,000.00	528,000.00	618,000.00
1465.1 Dwelling Equipment 508/511		31,000.00	6,000.00	00	27,000.00
1495.1 Relocation – GA508		6,000.00	6,000.00	6,000.00	6,000.00
1501 Collateralization – PHA WIDE		434,671.68	434,671.68	434,671.68	434,671.68
CFP Funds Listed for 5- year planning		1,862,278.00	1,862,278.00	1,862,278.00	1,862,278.00
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2008 FFY Grant: GA06P28550108 PHA FY: 2008			Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA WIDE	1406 Operating Subsidy	313,824.32	PHA WIDE	1406 Operating Subsidy	338,824.32
Annual	PHA WIDE	1408 Management Improvements		PHA WIDE	1408 Management Improvements	
Statement		Finance Staff	15,107.00		Finance Staff	15,107.00
		Investigator Salary w/benefits	58,500.00		Investigator Salary w/benefits	58,500.00
		Staff Training	15,000.00		Staff Training	15,000.00
		Resident Services	58,500.00		Resident Services	58,500.00
		Security	78,000.00		Security	78,000.00
		Security Highrises	32,448.00		Security Highrises	32,448.00
		Computer System	20,000.00		Computer System	20,000.00
		1408 TOTAL	277,555.00		1408 TOTAL	277,555.00
	PHA WIDE	1410 Administration		PHA WIDE	1410 Administration	
		Administrative Salaries	13,416.00		Administrative Salaries	13,416.00
		Modernization Salaries	172,811.00		Modernization Salaries	172,811.00
		1410 TOTAL	186,227.00		1410 TOTAL	186,227.00
		1430 Fees & Costs			1430 Fees & Costs	
	GA 508	Clerk of the Works/ Arch.	30,000.00	GA 508	Clerk of the Works/ Arch.	30,000.00
		1430 TOTAL	30,000.00		1430 TOTAL	30,000.00
		1450 Site Improvement			1450 Site Improvement	
	GA 508	Landscaping/Greenery	15,000.00	GA 508	Landscaping/Greenery	15,000.00
		1450 TOTAL	15,000.00		1450 TOTAL	15,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 2008 FFY Grant: GA06P28550108 PHA FY: 2008			Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1460 Dwelling Structures			1460 Dwelling Structures	
GA 508	Demolition & Patching	5,000.00	GA 501	Roofing	40,000.00
	Asbestos Removal	20,000.00	GA 507	Roofing	60,000.00
	New Insulation	7,000.00		1460 SUBTOTAL	100,000.00
	Carpentry	35,000.00			
	Concrete Floor Repair	49,000.00		1460 Dwelling Structures	
	Doors & Windows	82,000.00	GA 508	Demolition & Patching	5,000.00
	Flooring	24,000.00		Asbestos Removal	20,000.00
	Drywall	35,000.00		New Insulation	7,000.00
	Painting	4,000.00		Carpentry	35,000.00
	Plumbing & Fixtures	65,000.00		Concrete Floor Repair	49,000.00
	HVAC	42,000.00		Doors & Windows	82,000.00
	Electrical & Fixtures	55,000.00		Flooring	24,000.00
	Cabinets	45,000.00		Drywall	35,000.00
	1460 SUBTOTAL	468,000.00		Painting	4,000.00
				Plumbing & Fixtures	65,000.00
	1460 Dwelling Structures			HVAC	42,000.00
GA 505	Replace Flooring	100,000.00		Electrical & Fixtures	55,000.00
	1460 SUBTOTAL	100,000.00		Cabinets	45,000.00
	1460 TOTAL	568,000.00		1460 SUBTOTAL	468,000.00
	1465.1 Dwelling Equipment			1460 TOTAL	568,000.00
GA 508	Stoves & Refrigerators	6,000.00			
GA 511	Stoves	25,000.00		1465.1 Dwelling Equipment	
	1465.1 TOTAL	31,000.00	GA 508	Stoves & Refrigerators	6,000.00
				1465.1 TOTAL	6,000.00

8. Capital Fund Program Five-Year Action Plan

Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010			Activities for Year: 2011 FY Grant: GA06P28550111 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	1406 Operating Subsidy	339,824.32	PHA WIDE	1406 Operating Subsidy	317,824.32
PHA WIDE	1408 Management Improvements		PHA WIDE	1408 Management Improvements	
	Finance Staff	15,107.00		Finance Staff	15,107.00
	Investigator Salary w/benefits	58,500.00		Investigator Salary w/benefits	58,500.00
	Staff Training	15,000.00		Staff Training	15,000.00
	Resident Services	58,500.00		Resident Services	58,500.00
	Security	78,000.00		Security	78,000.00
	Security Highrises	32,448.00		Security Highrises	32,448.00
	Computer System	20,000.00		Computer System	20,000.00
	1408 TOTAL	277,555.00		1408 TOTAL	277,555.00
PHA WIDE	1410 Administration		PHA WIDE	1410 Administration	
	Administrative Salaries	13,416.00		Administrative Salaries	13,416.00
	Modernization Salaries	172,811.00		Modernization Salaries	172,811.00
	1410 TOTAL	186,227.00		1410 TOTAL	186,227.00
	1430 Fees & Costs			1430 Fees & Costs	
GA 508	Clerk of the Works/ Arch.	30,000.00	GA 508	Clerk of the Works/ Arch.	30,000.00
	1430 TOTAL	30,000.00		1430 TOTAL	30,000.00
	1450 Site Improvement			1450 Site Improvement	
GA 508	Landscaping/Greenery	15,000.00	GA 508	Landscaping/Greenery	15,000.00
	1450 SUBTOTAL	15,000.00		1450 SUBTOTAL	15,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010			Activities for Year: 2011 FY Grant: GA06P28550111 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1450 Site Improvement			1460 Dwelling Structures	
GA 505	Sewer Replacement /Check Valves	15,000.00	GA 508	Demolition & Patching	5,000.00
GA509	Sewer Replacement/Check Valves	15,000.00		Asbestos Removal	20,000.00
GA 511	Sewer Replacement/Check Valves	15,000.00		New Insulation	7,000.00
	1450 SUBTOTAL	45,000.00		Carpentry	35,000.00
	1450 TOTAL	60,000.00		Concrete Floor Repair	49,000.00
				Doors & Windows	82,000.00
	1460 Dwelling Structures			Flooring	24,000.00
GA 508	Demolition & Patching	5,000.00		Drywall	35,000.00
	Asbestos Removal	20,000.00		Painting	4,000.00
	New Insulation	7,000.00		Plumbing & Fixtures	65,000.00
	Carpentry	35,000.00		HVAC	42,000.00
	Concrete Floor Repair	49,000.00		Electrical & Fixtures	55,000.00
	Doors & Windows	82,000.00		Cabinets	45,000.00
	Flooring	24,000.00		1460 SUBTOTAL	468,000.00
	Drywall	35,000.00			
	Painting	4,000.00		1460 Dwelling Structures	
	Plumbing & Fixtures	65,000.00	GA 512	New Windows	90,000.00
	HVAC	42,000.00	GA 505	New Roof	60,000.00
	Electrical & Fixtures	55,000.00		1460 SUBTOTAL	150,000.00
	Cabinets	45,000.00		1460 TOTAL	618,000.00
	1460 SUBTOTAL	468,000.00			

Annual Statement/Performance and Evaluation Report **Attachment A – GA285a02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Northwest Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/2006
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	420,743.80		420,743.80	1,964.45
3	1408 Management Improvements	239,196.20		239,196.20	77,653.09
4	1410 Administration	148,580.00		148,580.00	124,099.32
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	96,710.00		96,710.00	10,432.00
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00		25,000.00	2,720.00
10	1460 Dwelling Structures	740,251.26		740,251.26	255,596.81
11	1465.1 Dwelling Equipment—Nonexpendable	123,000.00		123,000.00	22,155.00
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	1,800.00		1,800.00	151.99
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	434,671.74		434,671.74	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,229,953.00		2,229,953.00	494,772.66
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

Attachment A – GA285a02

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

Part II: Supporting Pages

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – WIDE	Transfer to Operations	1406		420,743.80		420,743.80	1,964.45	
PHA – WIDE	Management Improvements							
	Investigator Salary	1408		45,000.00		45,000.00	20,636.60	
	Staff Training	1408		12,000.00		12,000.00	320.00	
	Resident Initiative Programs	1408		118,196.20		118,196.20	34,085.10	
	Security	1408		52,000.00		52,000.00	15,600.00	
	Computer System	1408		10,000.00		10,000.00	0	
	Supplies	1408		2,000.00		2,000.00	3,011.39	
	1408 TOTAL			239,196.20		239,136.20	77,653.09	
PHA – WIDE	Administration							
	Administrative Salaries	1410		12,980.00		12,980.00	71,198.60	
	Modernization Salaries	1410		135,600.00		135,600.00	52,900.72	
	1410 TOTAL			148,580.00		148,580.00	124,099.32	
	Fees and Costs							
GA 285-507	Clerk of the Works	1430		50,000.00		50,000.00	10,432.00	
GA 285-508	Architect	1430		30,000.00		30,000.00	0	
GA 285-514	Clerk of the Works/Architect	1430		16,710.00		16,710.00	0	
	1430 TOTAL			96,710.00		96,710.00	10,432.00	

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

Attachment A – GA285a02

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements							
GA 285-507	Greenery & Landscaping	1450	8	20,000.00		20,000.00	2,720.00	
GA 285-514	Landscaping & Sidewalks	1450		5,000.00		5,000.00	0	
	1450 TOTAL			25,000.00		25,000.00	2,720.00	
	Dwelling Structures							
GA 285-507	Demolition & Patching	1460	8 Units	5,000.00		5,000.00	3,007.02	
	Asbestos Removal	1460	8 Units	18,000.00		18,000.00	10,825.28	
	New Insulation	1460	8 Units	6,000.00		6,000.00	3,608.43	
	Carpentry	1460	8 Units	32,000.00		32,000.00	19,244.94	
	Concrete Floor Repair	1460	8 Units	44,000.00		44,000.00	26,461.79	
	Doors & Windows	1460	8 Units	74,000.00		74,000.00	44,503.92	
	Flooring	1460	8 Units	22,000.00		22,000.00	13,230.89	
	Drywall	1460	8 Units	36,000.00		36,000.00	21,650.55	
	Painting	1460	8 Units	13,000.00		13,000.00	7,818.26	
	Plumbing & Fixtures	1460	8 Units	62,000.00		62,000.00	37,287.06	
	HVAC	1460	8 Units	40,000.00		40,000.00	24,056.17	
	Electrical & Fixtures	1460	8 Units	48,000.00		48,000.00	28,867.40	
	New Cabinets	1460	8 Units	25,000.00		25,000.00	15,035.10	
	SUBTOTAL			425,000.00		425,000.00	255,596.81	

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

Attachment A – GA285a02

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 285-502	Dwelling Structures							
	New Exterior Locks	1460	100	17,000.00		17,000.00	0	
	SUBTOTAL			17,000.00		17,000.00	0	
GA 285-504	Dwelling Structures							
	New Exterior Locks	1460	100	17,000.00		17,000.00	0	
	SUBTOTAL			17,000.00		17,000.00	0	
GA 285-505	Dwelling Structures							
	New Exterior Locks	1460	100	17,000.00		17,000.00	0	
	SUBTOTAL			17,000.00		17,000.00	0	
GA 285 509	Dwelling Structures							
	New Exterior Locks	1460	100	17,000.00		17,000.00	0	
	SUBTOTAL			17,000.00		17,000.00	0	
GA 285-511	Dwelling Structures							
	New Exterior Locks	1460	100	17,000.00		17,000.00	0	
	SUBTOTAL			17,000.00		17,000.00	0	
	1460 TOTAL			740,251.26		740,251.26	255,596.81	

Annual Statement/Performance and Evaluation Report

Attachment A – GA285a02

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

Part III: Implementation Schedule

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program No: GA06P28550105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide 1406	10/01/05			06/30/06			
PHA Wide 1408	10/01/05			12/31/06			
PHA Wide 1410	10/01/05			12/31/06			
PHA Wide 1430	10/01/05			12/31/06			
507 Main High 1450	01/01/06			06/30/07			
514 Eastview 1450	01/01/06			06/30/07			
Maintenance Bldg. Roof 1460	01/01/06			06/30/06			
Replace Door Locks 1460	01/01/06			12/30/06			
501, 502, 504, 505, 509, 511							
507 Main High 1460	01/01/06			06/30/07			
514 Eastview 1460	01/01/06			06/30/07			
508 Willingham Village 1465.1	01/01/06			06/30/07			
514 Eastview 1465.1	01/01/06			06/30/07			
514 Eastview 1495.1	01/01/06			06/30/07			
PHA Wide 1501 Bond Payment	10/01/05			01/01/06			

Annual Statement/Performance and Evaluation Report				GA285b02	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Bond Pool Budget			Grant Type and Number		Federal FY of Grant:
			Capital Fund Program Grant No:		
			Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	342,030.96	342,030.96	342,030.96	40,600.00
8	1440 Site Acquisition				
9	1450 Site Improvement	244,638.04	269,929.04	0	0
10	1460 Dwelling Structures	3,212,474.96	3,587,183.96	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,336,458.00	936,458.00	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,135,601.96	5,135,601.96	342,030.96	40,600.00
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				

*Line Item 21 – Allocated more funds to this line item due to lower interest rates and Housing Authority received more funds than originally budgeted.

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

PHA Name: Northwest Georgia Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
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	Clerk of the Works/Architect	1430		342,030.96	342,030.96	342,030.96	40,400.00	
GA508	Site Improvement							
Willingham Village	Water/Sewer/Landscaping	1450	20 Units	244,638.04	269,929.04	0	0	
	1450 Total			244,638.04	269,929.04	0	0	
GA508	Dwelling Structures							
Willingham Village	Demolition/Patching	1460	20 Units	6,000.00	10,000.00	0	0	
	Asbestos Removal	1460	20 Units	24,000.00	40,000.00	0	0	
	New Insulation	1460	20 Units	8,400.00	14,200.00	0	0	
	Carpentry	1460	20 Units	42,000.00	70,000.00	0	0	
	Concrete Floor Repair	1460	20 Units	58,880.00	98,133.00	0	0	
	Doors/Windows	1460	20 Units	98,400.00	164,000.00	0	0	
	Flooring	1460	20 Units	28,880.00	48,133.00	0	0	
	Drywall	1460	20 Units	42,000.00	70,000.00	0	0	
	Painting	1460	20 Units	4,800.00	8,000.00	0	0	
	Plumbing & Fixtures	1460	20 Units	78,000.00	130,000.00	0	0	
	HVAC	1460	20 Units	50,400.00	84,000.00	0	0	

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

PHA Name: Northwest Georgia Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 508 Continued	Electrical Fixtures	1460	20 Units	66,000.00	110,000.00	0	0	
Willingham Village	New Cabinets	1460	20 Units	54,000.00	90,000.00	0	0	
	1460 Subtotal			561,760.00	936,466.00	0	0	
GA502	Dwelling Structures							
Altoview Terrace	Remodel Exterior	1460	95 Units	534,000.00	534,000.00	0	0	
	Central Heat & Air Conditioning	1460	95 Units	399,000.00	399,000.00	0	0	
	1460 Subtotal			933,000.00	933,000.00	0	0	
GA504	Dwelling Structures							
Park Homes	Central Heat & Air Conditioning	1460	100 Units	420,000.00	420,000.00	0	0	
	1460 Subtotal			420,000.00	420,000.00	0	0	
GA506	Dwelling Structures							
Fairgrounds	Central Heat & Air Conditioning	1460	36 Units	152,000.00	152,000.00	0	0	
	Replace Weak Floors	1460	36 Units	270,000.00	270,000.00	0	0	
	1460 Subtotal			422,000.00	422,000.00	0	0	

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

PHA Name: Northwest Georgia Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
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	
GA513	Dwelling Structures							
Booker T. Washington	Central Heat & Air Conditioning	1460	24 Units	101,714.96	101,717.96	0	0	
	1460 Subtotal			101,714.96	101,717.96	0	0	
GA514	Dwelling Structures							
Eastview Apts.	Demolition & Patching	1460	17 Units	8,000.00	8,000.00	0	0	
	Asbestos Removal	1460	17 Units	14,000.00	14,000.00	0	0	
	New Insulation	1460	17 Units	12,000.00	12,000.00	0	0	
	Carpentry	1460	17 Units	59,000.00	59,000.00	0	0	
	Concrete Repairs	1460	17 Units	83,000.00	83,000.00	0	0	
	Doors & Windows	1460	17 Units	139,000.00	139,000.00	0	0	
	Flooring	1460	17 Units	41,000.00	41,000.00	0	0	
	Drywall	1460	17 Units	59,000.00	59,000.00	0	0	
	Painting	1460	17 Units	7,000.00	7,000.00	0	0	
	Plumbing & Fixtures	1460	17 Units	110,000.00	110,000.00	0	0	
	HVAC	1460	17 Units	71,000.00	71,000.00	0	0	
	Electrical & Fixtures	1460	17 Units	94,000.00	94,000.00	0	0	

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

PHA Name: Northwest Georgia Bond Pool Budget		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 514	New Cabinets	1460	17 Units	77,000.00	77,000.00	0	0	
Eastview Apts.	1460 Subtotal			774,000.00	774,000.00	0	0	
	1460 TOTAL			3,212,474.96	3,587,183.96			
GA508	Development Activities							
Willingham Village	Division St. Community Ctr./Gym	1499	1	400,000.00	0	0	0	
	*Replace Flood Units	1499	12 Units	936,458.00	936,458.00	0	0	
	1499 TOTAL			1,336,458.00	936,458.00	0	0	
	GRAND TOTAL			5,135,601.96	5,135,601.96	342,030.96	40,600.00	

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

PHA Name: GA285 – Northwest Georgia Housing Authority – Bond Pool Budget		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Fees & Costs	7/1/2005			7/1/2007			
GA 513 Landscaping	7/1/2005			7/1/2007			
GA 513 Relocation Costs	7/1/2005			7/1/2007			
GA 513 Dwelling Equip.	1/1/2006			7/1/2007			
GA 513 Dwelling Structures	7/1/2005			7/1/2007			
GA 514 Dwelling Structure	7/1/2005			7/1/2007			
GA 501 Dwelling Structure	7/1/2005			7/1/2007			
GA 502 Dwelling Structure	7/1/2005			7/1/2007			
GA 504 Dwelling Structure	7/1/2005			7/1/2007			
GA 505 Dwelling Structure	7/1/2005			7/1/2007			
GA 506 Dwelling Structure	7/1/2005			7/1/2007			
GA 508 Dwelling Structure	7/1/2005			7/1/2007			
GA 509 Dwelling Structure	7/1/2005			7/1/2007			
GA 511 Dwelling Structure	7/1/2005			7/1/2007			

Attachment C - GA285c02

**NORTHWEST GEORGIA HOUSING AUTHORITY
Statement of Progress in Meeting the 5-Year Plan
Mission and Goals**

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: EXPAND THE SUPPLY OF ASSISTED HOUSING.	
Objective	Progress
Apply for additional rental vouchers:	NWGHA applied for additional vouchers and was denied due to a technicality on HUD's part. To apply the housing authority had to have 300 vouchers. NWGHA has 333. However, HUD only had 275 in the system for NWGHA. The problem has been corrected.
Reduce public housing vacancies:	Occupancy rate for June 30, 2006, was at 98%.
Acquire or build units and development:	Northwest Georgia Housing Authority can acquire property with public housing money; however, the Authority cannot use MOD money to renovate. Working with the City of Rome Community Development Department – NWGHA identified property to purchase and plan to apply for HOME funds (under CHDO) to renovate said property.

Goal Two: IMPROVE THE QUALITY OF ASSISTED HOUSING.	
Objective	Progress
Improve public housing management: (PHAS score)	First score for Northwest Georgia Housing Authority was 92% for FY2005 – High Performer Status.
Improve voucher management: (SEMAP score)	Score decreased from 100% to 88% due to incomplete inspection forms.
Increase customer satisfaction:	Slight increase. Will continue to provide training for staff, attend monthly resident advisory/council meetings for input.
Concentrate on efforts to improve specific management function. (ie: public housing finance voucher, unit inspection, overall maintenance)	Northwest Georgia Housing Authority scored 29 out of 30 points under management. Lost points on tenant accounts receivable outstanding. Will monitor monthly.
Renovate or modernize public housing units:	Accomplished. Modernization funds are being expended in a timely manner to upgrade PHA units. Work in progress.
Other: Demolish and replace 27 flood units pending approval of Emergency/Disaster Grant from HUD:	Complete

Attachment C - GA285c02

**NORTHWEST GEORGIA HOUSING AUTHORITY
Statement of Progress in Meeting the 5-Year Plan
Mission and Goals**

The following table reflects the progress we have made in achieving our goals and objectives:

Goal Three: INCREASE ASSISTED HOUSING CHOICES	
Objective	Progress
Conduct outreach efforts to potential voucher landlords:	There are more landlords enrolled; however, there are no new vouchers. Residents who move from their current residence after their leases have expired are given a list of available houses, some new property to choose/select. Landlords have been invited to attend landlord briefing
Goal Four: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY	
Objective	Progress
Continue to deconcentrate poverty by bringing higher income public housing households into lower income developments:	On-going. Residents with earned income are encouraged to move in areas that have a high number of residents with 0 income.
Continue to promote income mixing in public housing by assuring access for lower income families:	On-going. Public Housing developments are being renovated and provided amenities to attract both low/no income families and higher income families.
Enhance the present public housing security:	Continue to focus on applicant screening, pro-active police patrols within NWGHA communities. Increase effectiveness of crime prevention through environmental design by trimming shrubbery, trees, and increasing lighting. Also, develop Emergency Operations Plan and coordinate in-house Emergency Response Team to prepare for natural or man made disasters that would effect NWGHA residents and staff.
Goal Five: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS	
Objective	Progress
Increase the number and percentage of employed persons in assisted families:	Received \$300,000.00 to implement the ROSS Literacy Program. Funds are available for childcare, transportation, and a stipend to assist with books, uniforms, etc. The Literacy Center is open form 12:00 noon to 6:00 p.m. to assist residents with resume' writing and finding a job.
Continue to provide job placement, adult literacy and childcare services.	Adult literacy and childcare are still being provided for the residents. Adult Literacy was funded for another year FY2006-FY2007 from the Georgia

Attachment C - GA285c02

**NORTHWEST GEORGIA HOUSING AUTHORITY
Statement of Progress in Meeting the 5-Year Plan
Mission and Goals**

The following table reflects the progress we have made in achieving our goals and objectives:

	Adult Literacy Program. Funding was based on the program accomplishing required goals for the year.
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Goal Six: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING	
Objective	Progress
Continue to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:	We continue to rent units insuring equal opportunity for all applicants/residents.
Continue to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:	On-going.
Continue to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.	On-going.

OTHER GOALS:	
Objective	Progress
Participate in the Georgia Housing Authority Capital Bond Pool:	Received \$5,135,601.96. Funds are being used to make needed capital improvements and to re-build 27 units.
To work with the State Medicaid Agency in providing (converting 35 high rise apartments to assisted living for Northwest Georgia Housing Authority's elderly.	Met with State Representative Preston Smith for his assistance in Northwest Georgia Housing Authority becoming a pilot program to receive Medicaid waivers to provide an assisted living program. Northwest Georgia Housing Authority is contracting with a consultant to write a bill to receive the Medicaid waivers in Georgia. The consultant will be working with State Senator to get this bill passed.
Maintain High Performer Status	Score 92.

Attachment D – GA285d02

**Northwest Georgia Housing Authority
Agency Plan
Fiscal Year Beginning 1/2007**

DECONCENTRATION

The calculation of average incomes conducted on 9/11/06 indicate two covered projects have average incomes that fall outside 85% to 115% of the average incomes of all developments as follows:

Project 2	72%
Project 3	81%

Our analysis indicates that all of the public housing developments are below 30% of the Area Median Income for Floyd and Polk County. Based on HUD guidelines, all of the public housing developments owned and operated by Northwest Georgia Housing Authority are currently exempt from the deconcentration and income mixing requirements.

Floyd County

Average Median Income $\$49,200 \times .30 = \$14,760$

Project 1	\$8,689	59%
Project 2	\$6,000	41%
Project 3	\$6,716	45%
Project 4	\$8,868	60%

Polk County

Average Median Income $\$44,200 \times .30 = \$13,260$

Property 5	\$9,120	69%
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Attachment E – GA285e02

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year Beginning 1/2007

**Definition of Substantial Deviation, Significant Amendment or
Modification**

“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Northwest Georgia Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners”.

Attachment F – GA285f02

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year 2007

Required Attachment: Resident Member on the PHA Governing Board

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

A. Name of resident member on the governing board:

Ms. Carol Lisa Wood

B. How was the resident board member selected: (select one)?

- Elected by residents
 Appointed

C. The term of appointment is one year term that expires: July 31, 2007

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

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

B. Date of next term expiration of a governing board member: 3/31/2007

C. Name and title of appointing official(s) for governing board:

Mayor Curtis Lewis

Attachment G – GA285g02

Northwest Georgia Housing Authority Agency Plan

Fiscal Year Beginning 1/2007

Required Attachment: Membership of the Resident Advisory Board or Boards

i. List members of the resident Advisory Board or Boards:

The Housing Authority of the City of Rome Resident Advisory Board consists of the members of the Jurisdictional Wide Residents Council. The members are:

Officers:

1. Sue Cobb, President
2. Sadie Self, Vice President
3. Donnie Pearce, Secretary

<u>Advisory Board Member</u>	<u>Area Represented</u>
1 Felicia Daniels	Hight Homes
2 Shakeila McClusky	Altoview Terrace & Graham Homes
3 Anitra Carey	Park Homes & Fairgrounds
4 No Representative	Main High
5 Pamela Campbell	Willingham Village
6 Jean Pearce	Hardy Apartments
7 No Representative	Frost Apartments
8 Sue Cobb	Barron Apartments
9 Vivian Wilson	Rockmart

Attachment H – GA285h02

Northwest Georgia Housing Authority

Violence in Workplace Policy

Northwest Georgia Housing Authority (NWGHA) is committed to providing a safe environment for the residents we serve, employees, and visitors. In order to provide a safe workplace, we maintain a zero tolerance for violence policy. Violence, which takes place at the workplace or as a result of employment, includes acts and threats, implied or actual, made directly or indirectly, that creates or could create internal or external stress, productivity impairments or physical harm to the individuals we serve, employees, or visitors or NWGHA property.

NWGHA also prohibits all persons from possession or use of firearms, illegal knives, explosives or any other prohibited weapon of any kind while acting in the course of employment with NWGHA, while on NWGHA owned, leased or controlled property, while operating a NWGHA owned, leased or controlled vehicles, or at NWGHA sponsored functions regardless of whether the person is licensed to carry the weapon or not. NWGHA reserves the right to conduct searches of any person, vehicle or object that is on or enters onto NWGHA property. Failure to abide by all terms and conditions may result in corrective action up to and including immediate discharge.

In addition, the NWGHA recognizes and supports the Violence Against Women Act (“VAWA”) to respond to domestic violence, dating violence, sexual assault and stalking in a way that protects victims while holding perpetrators accountable. The NWGHA endeavors to assist in protecting the safety and confidentiality of victims living or seeking to live in our housing units and is available to assist in ensuring that victims in public housing have access to the criminal justice system without jeopardizing their current or future housing. Pursuant to the VAWA, any incidence of abuse shall not be good cause for terminating a lease held by the victim, and the abuser’s criminal activity directly related to abuse and beyond the control of the victim shall not be grounds for eviction or termination of the victim. Victims must certify their status as victims and that the incident in question was a bona fide incident of domestic violence by presenting an appropriate documentation to the Housing Authority. However, nothing prevents a victim who has committed a crime or violated a provision of his/her lease from being evicted or having his/her lease terminated by the NWGHA.