

PHA Plans

Streamlined Annual Version

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief 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: 2008

PHA Name: Moultrie Housing Authority

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Moultrie Housing Authority

PHA Number: GA060

PHA Fiscal Year Beginning: (10/2008)

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units: 328
 Number of S8 units:

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

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

PHA Plan Contact Information:

Name: Glenda Hall, Executive Director Phone: (229) 985-4162
 TDD: Email (if available):

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 2008
[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.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (**ga060a01**)
- 8. Capital Fund Program 5-Year Action Plan (**ga060a01**)

Attachments:

- Attachment A:** Deconcentration Analysis
- Attachment B:** Statement of Progress Relating to the Five-Year Plan
- Attachment C:** Resident Member on the PHA Governing Board
- Attachment D:** Membership of the Resident Advisory Board or Boards
- Attachment E:** Criteria for Substantial Deviation and Significant Amendments
- Attachment F:** Resident Assessment and Satisfaction Survey
- Attachment G:** Violence Against Women Act Information
- GA06P06050107 FY2007 CFP P&E Report (**ga060b01**)
- GA06P06050106 FY2006 CFP P&E Report (**ga060c01**)
- GA06P06050105 FY2005 CFP P&E Report (**ga060d01**)

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.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

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

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

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:

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:

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:

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)?

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 downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- 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: (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 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 State of Georgia Consolidated Plan supports the Housing Authority of the City of Moultrie's Agency Plan with the following Strategic Plan Priority:

To increase the number of Georgia's low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

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
	<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
	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
	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 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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ 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
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	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

Attachment A

Deconcentration Analysis

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Development Number	Average Income	Authority-Wide Average Income	Percentage
GA060-1	\$12,287	\$12,236	100.4%
GA060-2	\$13,616	\$12,236	111.3%
GA060-3	\$12,142	\$12,236	99.2%
GA060-4	\$11,015	\$12,236	90.0%
GA060-5	\$12,188	\$12,236	99.6%

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment B

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

The Moultrie Housing Authority has completed a review of the current 5-Year Mission and Goals. This attachment is a progress report on how the Authority is faring in accomplishing the goals.

PHA Goal: Improve the quality of assisted housing

To increase customer satisfaction:

The Moultrie Housing Authority continues to strive to achieve excellence in customer satisfaction. Training is provided to employees in all areas of the Authority on an as needed basis.

The Capital Fund Program is used to enhance the housing stock. The MHA is currently replacing roofs, floor tiles and kitchen countertops, sinks and faucets at the developments. A schedule of Capital Fund Program work items for the FY2008-2012 Five-Year Action Plan is located in Attachment ga086a01.

The Authority has again received High Performing PHA status for the most recent fiscal year.

PHA Goal: Provide an improved living environment

To improve security, the Housing Authority pays a police officer's salary to patrol the developments on a daily basis. The Moultrie police department also provides details on arrest reports daily, which has led to several evictions in the past year.

PHA Goal: Provide or attract supportive services to improve assistance recipients' employability.

The MHA communicates to residents about the programs provided by the Colquitt County Art Center. The center provides programs for both children and adults to become more rounded individuals.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

The Moultrie Housing Authority continues to follow HUD guidelines pertaining to admissions and occupancy of public housing.

Attachment C

Resident Membership of the PHA Governing Board

NAME: Mr. Edward Weston
TERM LENGTH: One Year ending 9/9/2008
APPOINTING OFFICIAL: Mayor of Moultrie

Attachment D

Membership of the Resident Advisory Board

Ms. Doris Murphy
801 D 4th Avenue SE
985-5401

Ms. Betty Goff
715 C 2nd Avenue SE
985-8058

Ms. Velma Thomas
819 Elliott Brown Sr.
985-4389

Ms. Janice Bryant
305 B 7th Street SE

Mr. Dempsey Willingham
722 A 2nd Avenue SE
891-0418

Attachment E

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$100,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment F

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

Each year, a Resident Assessment and Satisfaction Survey is mailed to a sampling of tenants. The resident surveys were not sent out for the current fiscal year due to a contact dispute; therefore, the prior year's scores were pushed up so a final PHAS score could be issued. The Housing Authority of the City of Moultrie received the following scores on the most recent Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	94.9%
Communication	80.1%
Safety	81.6%
Services	96.5%
Neighborhood Appearance	79.2%

As a result of this survey, the Housing Authority is not required to develop a Follow-Up Plan since there were no scores that fell below 75%.

Attachment G

Violence Against Women Act Information

The Moultrie Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA). First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements. Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause. All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

The Authority has updated its admissions preferences for this policy with the development of the FY2007 Agency Plan. The complete policy can be located in the main admissions office of the PHA.

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 Moultrie, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P06050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	---	---

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	\$49,430.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$63,026.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$466,948.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$579,404.00			
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:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Moultrie, Georgia		Capital Fund Program Grant No: GA06P06050108 Replacement Housing Factor Grant No:				2008		
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	
	<u>Operations</u>							
PHA-Wide	Housing Operations	1406	LS	\$49,430.00				
	Subtotal 1406			\$49,430.00				
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$61,026.00				
PHA-Wide	Consulting Fees and Agency Plan Update Fee	1430	LS	\$2,000.00				
	Subtotal 1430			\$63,026.00				
	<u>Dwelling Structures</u>							
GA 60-5	Replace water heaters	1460	26 Units	\$12,186.00				
GA 60-5	Replace bathtubs	1460	26 Units	\$42,336.00				
GA 60-5	Replace entry doors and frames	1460	26 Units	\$45,664.00				
GA 60-5	Install new HVAC units and duct work	1460	26 Units	\$185,723.00				
GA 60-1	Replace back porches and front porch columns	1460	30 Units	\$167,959.00				
GA 60-1 & 2	Replace stair treads	1460	LS	\$13,080.00				
	Subtotal 1460			\$466,948.00				
	Grant Total			\$579,404.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Moultrie					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013	
PHA-Wide	Annual Statement	\$160,456.00	\$87,113.00	\$564,404.00	\$539,404.00	
GA 60-1		\$0.00	\$88,802.00	\$15,000.00	\$0.00	
GA 60-2		\$182,932.00	\$0.00	\$0.00	\$0.00	
GA 60-3		\$0.00	\$88,802.00	\$0.00	\$40,000	
GA 60-4		\$182,932.00	\$0.00	\$0.00	\$0.00	
GA 60-5		\$53,084.00	\$314,687.00	\$0.00	\$0.00	
CFP Funds Listed for 5-year planning		\$579,404.00	\$579,404.00	\$579,404.00	\$579,404.00	
Replacement Housing Factor Funds						

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement					Operations – 1406		
		Operations – 1406		PHA-Wide	Operations	\$49,430.00	
		PHA-Wide	Operations	\$49,430.00		Subtotal 1406	\$49,430.00
			Subtotal 1406	\$49,430.00			
						Fees and Costs – 1430	
			Fees and Costs – 1430		PHA-Wide	A & E Fees	\$30,000.00
		PHA-Wide	A & E Fees	\$61,026.00	PHA-Wide	Consultant Fees	\$2,000.00
		PHA-Wide	Consultant Fees	\$2,000.00		Subtotal 1430	\$32,000.00
			Subtotal 1430	\$63,026.00			
						Site Improvement-1450	
			Dwelling Structures-1460		PHA-Wide	Tree removal/sidewalk repair	\$75,000.00
		PHA-Wide	Kitchen renovations	\$366,948.00		Subtotal 1450	\$75,000.00
		PHA-Wide	Replace VCT floors	\$85,000.00			
			Subtotal 1460	\$451,948.00		Dwelling Structures-1460	
					PHA-Wide	Replace floor tile	\$56,000.00
			Non-Dwelling Structures		PHA-Wide	Kitchen renovations	\$262,974.00
		GA 60-1	Replace Admin. Bldg. roof	\$15,000.00	PHA-Wide	Replace screen doors	\$64,000.00
			Subtotal 1470	\$15,000.00		Subtotal 1460	\$382,974.00
						Non-Dwelling Structures	
				GA 60-3	Replace Maint. Bldg. roof (2)	\$40,000.00	
					Subtotal 1470	\$40,000.00	
		Total CFP Estimated Cost	\$579,404.00			\$579,404.00	

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

PHA Name: Moultrie Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P06050107 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: 3/31/08 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	\$49,430.00		\$49,430.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$63,026.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$423,603.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$536,059.00		\$49,430.00	\$0.00
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 I: Summary

PHA Name: Moultrie Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P06050106 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: 3/31/08 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	\$49,430.00		\$49,430.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$62,000.00		\$49,430.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$444,767.00		\$179,088.00	\$116,478.60
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$556,197.00		\$261,257.00	\$116,478.60
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: Moultrie Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P06050106 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	Operating Fund	1406	LS	\$49,430.00		\$49,430.00	\$0.00	
	Subtotal 1406			\$49,430.00		\$49,430.00	\$0.00	
	Fees and Costs							
PHA-Wide	A & E Fees	1430	LS	\$60,000.00		\$32,739.00	\$0.00	
PHA-Wide	Consulting Services	1430	LS	\$2,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$62,000.00		\$32,739.00	\$0.00	
	Dwelling Structures							
GA 60-1	Replace roofs	1460	0 Units	\$0.00		\$0.00	\$0.00	
GA 60-1	Replace siding on two story building	1460	0 Units	\$0.00		\$0.00	\$0.00	
GA 60-1	Brick front porch columns	1460	0 Units	\$0.00		\$0.00	\$0.00	
GA 60-1	Replace kit. countertops, sinks & faucets	1460	26 Units	\$66,600.00		\$0.00	\$0.00	
GA 60-2	Replace roof shingles	1460	28 Units	\$118,070.00		\$118,070.00	\$112,346.10	
GA 60-2	Replace VCT floor tile	1460	9 Units	\$25,708.00		\$25,708.00	\$1,250.00	
GA 60-2	Replace kit. countertops, sinks & faucets	1460	35 Units	\$73,000.00		\$0.00	\$0.00	
GA 60-3	Replace kit. countertops, sinks & faucets	1460	23 Units	\$58,600.00		\$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: Moultrie Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P06050106 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	
GA 60-4	Replace roof shingles	1460	0 Units	\$0.00		\$0.00	\$0.00	
GA 60-4	Replace VCT floor tile	1460	12 Units	\$34,810.00		\$34,810.00	\$2,382.50	
GA 60-4	Replace kit. countertops, sinks & faucets	1460	18 Units	\$45,301.90		\$0.00	\$0.00	
GA 60-5	Install new HVAC units and duct work	1460	39 Units	\$0.00		\$0.00	\$0.00	
GA 60-5	Replace water heaters	1460	39 Units	\$0.00		\$0.00	\$0.00	
GA 60-5	Replace entry doors and frames	1460	39 Units	\$0.00		\$0.00	\$0.00	
GA 60-5	Replace bathtubs	1460	39 Units	\$0.00		\$0.00	\$0.00	
GA 60-5	Replace VCT floor tile	1460	8 Units	\$22,677.10		\$500.00	\$500.00	
	Subtotal 1430			\$444,767.00		\$179,088.00	\$116,478.00	
	Capital Fund Program Grant Total			\$556,197.00		\$261,257.00	\$116,478.60	

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

PHA Name: Moultrie Housing Authority		Grant Type and Number Capital Fund Program No: GA06P06050106 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	7/18/08			7/18/10			
GA 60-1	7/18/08			7/18/10			
GA 60-2	7/18/08			7/18/10			
GA 60-3	7/18/08			7/18/10			
GA 60-4	7/18/08			7/18/10			
GA 60-5	7/18/08			7/18/10			

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

PHA Name: Moultrie Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P06050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--------------------------------------	---	---------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/08 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	\$54,900.00	\$54,900.00	\$54,900.00	\$54,900.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,319.00	\$15,319.00	\$15,319.00	\$15,319.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$499,338.00	\$499,338.00	\$499,338.00	\$424,623.50
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$569,557.00	\$569,557.00	\$569,557.00	\$494,842.50
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				
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: Moultrie Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P06050105 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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$54,900.00	\$54,900.00	\$54,900.00	\$54,900.00	Complete
	Subtotal 1406			\$54,900.00	\$54,900.00	\$54,900.00	\$54,900.00	
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$14,324.00	\$14,324.00	\$14,324.00	\$14,324.00	Complete
PHA-Wide	Consulting Services	1430	LS	\$995.00	\$995.00	\$995.00	\$995.00	Complete
	Subtotal 1430			\$15,319.00	\$15,319.00	\$15,319.00	\$15,319.00	
	<u>Dwelling Structures</u>							
GA 60-1	Replace roofs	1460	15 Units	\$74,588.00	\$74,588.00	\$74,588.00	\$74,588.00	Complete
GA 60-1	Replace siding on two-story building	1460	2 Bldgs.	\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00	Complete
GA 60-1	Brick front porch columns	1460	20 Units	\$39,212.00	\$39,212.00	\$39,212.00	\$39,212.00	Complete
GA 60-2	Replace VCT floor tile	1460	14 Units	\$40,608.55	\$40,608.55	\$40,608.55	\$45,096.55	Complete
GA 60-2	Replace roofs	1460	22 Units	\$109,963.00	\$106,763.00	\$106,763.00	\$23,811.00	
GA 60-4	Replace VCT floor tile	1460	14 Units	\$41,213.55	\$41,213.55	\$41,213.55	\$44,963.55	Complete
GA 60-4	Replace roofs	1460	20 Units	\$98,752.90	\$101,952.90	\$101,952.90	\$101,952.90	Complete

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

PHA Name: Moultrie Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P06050105 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 60-5	Install central heat pumps & ductwork, including electrical upgrading	1460	39 Units	\$0.00	\$0.00	\$0.00	\$0.00	
GA 60-5	Replace water heaters	1460	39 Bldgs.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 60-5	Replace entry doors and frames	1460	39 Units	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$499,338.00	\$499,338.00	\$499,338.00	\$424,623.50	
	Capital Fund Program Grant Total			\$569,557.00	\$569,557.00	\$569,557.00	\$494,842.50	

