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: Housing Authority of The City of Monroe, GA

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: Monroe Housing Authority **PHA Number:** GA073

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

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:
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: Albert Braddock Phone: 770-267-6591
TDD: 770-267-6591 Email (if available): monrogapha@aol.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 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
FFY 2008 CFP Annual Statement
FFY 2007 CFP P&E Report
FFY 2006 CFP P&E Report
☒ 8. Capital Fund Program 5-Year Action Plan

☒ **Attachment A- Violence Against Women Act Information**

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-LLLa, *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. **No.**

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: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ 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.

NO CHANGES THIS YEAR

1. Consolidated Plan jurisdiction: (provide name here)

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)

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**
	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;	5 Year and Annual Plans
✓	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
✓	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
	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ 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
✓	Public housing rent determination policies, including the method for setting public housing flat rents. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	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
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types ☐ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
✓	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
✓	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
✓	Public Housing Community Service Policy/Programs ☐ 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
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
✓	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)
✓	PHA Bar Policy	Annual Plan: Bar Policy
✓	Policy on Violence Against Women and Justice Department Reauthorization Act of 2005	Annual Plan: VAWA
	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Attachment A
Violence Against Women Act Information

The Housing Authority is striving to fully comply with all requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) which pertain to public housing agencies. First, the Housing Authority will not deny admission to an applicant based solely on the fact that they have been a victim of domestic violence, dating violence or stalking. The applicant must comply with all other admission requirements.

Also, the Housing 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 confidence and will not be shared with any other parties, unless required by law.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victims of domestic violence if a need is determined.

The Housing Authority notifies all applicants of the information pertaining to public housing agencies included in the VAWA during the application process.

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: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA073P07350108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

☒ Original Annual Statement (Revised) ☐ 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				
3	1408 Management Improvements	20,000			
4	1410 Administration	60,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	71,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	424,557			
11	1465.1 Dwelling Equipment—Nonexpendable	9,600			
12	1470 Nondwelling Structures	15,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	600,157			
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	50,000			

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50108 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 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	
AMP 1	Water Shut-offs	1460	130	52,000.00				
AMP 1	Roofs (73-01,10)	1460	80	107,500.00				
AMP 1	Energy Conservation Measures	1460	200	26,000.00				
AMP 1	Floors	1460	30	36,000.00				
AMP 1	Roofs (73-03)	1470	4	15,000.00				
AMP 1	Refrigerators	1465	19	7,600.00				

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50108 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 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	
AMP 2	Showers	1460	58	40,000.00				
AMP 2	Water Shut-Offs	1460	70	28,000.00				
AMP 2	Roofs (GA73-02,07,13)	1460	95	111,057.00				
AMP 2	Energy Conservation Measures	1460	183	24,000.00				
AMP 2	Refrigerators	1465	5	2,000.00				

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50108 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 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	
AMP 1	Management Fees	1410	200	31,330				
AMP 2	Management Fees	1410	183	28,670				
AMP 1	A & E Fees	1430 01	Lump Sum	11,000				
AMP 2	A & E Fees	1430 01	Lump Sum	10,000				
AMP 1	Asbestos Testing	1430 01	200	10,400				
AMP 2	Asbestos Testing	1430 01	183	9,600				
AMP 1	Construction Supervisory/Inspection Costs	1430 07	Lump Sum	15,000				
AMP 2	Construction Supervisory/Inspection Costs	1430 07	Lump Sum	15,000				
AMP 1	Staff Training, Software	1408	Lump Sum	10,000				
AMP 2	Staff Training, Software	1408	Lump Sum	10,000				

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: Monroe Housing Authority	**Grant Type and Number** Capital Fund Program No: GA073P50108 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

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	
AMP 1	9/2010			9/2012			
AMP 2	9/2010			9/2012			

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: Monroe Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA073P07350107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☒ Original Annual Statement (Revised) ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12-31-2007 ☐ 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	20,000		0.00	0.00
4	1410 Administration	60,000		60,000.00	60,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000		30,000.00	5,373.91
8	1440 Site Acquisition				
9	1450 Site Improvement	19,000		0.00	0.00
10	1460 Dwelling Structures	427,357		81,064.92	1,625.00
11	1465.1 Dwelling Equipment—Nonexpendable	6,300		0.00	0.00
12	1470 Nondwelling Structures	7,500		0.00	0.00
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	600,157		171,064.92	66,998.91
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	15,500		0.00	0.00
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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50107 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	
AMP 1	504 Compliance Improvements (GA073-11)	1450	2	2,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Fire Rated Partitions (GA073-01 & 06)	1460	50	71,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	504 Compliance Improvements (GA073-01 & 11)	1460	3	4,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Install Showers and Cutoffs (GA73-01,03,06,10)	1460	122	30,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Lock Replacements	1460	200	65,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Roofs (GA73-02)	1460	10	48,857		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Tub Replacement	1460	2	5,000		1,950.00	975.00	Obligated

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50107 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	
AMP 1	Refrigerators	1465	13	4,550		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	504 Compliance Improvements	1470	2	5,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Fire Rated Partitions	1460	70	123,000		77,814.92	0.00	Obligatede
	(GA073-02 & 09)							
AMP 2	Lock Replacement	1460	183	60,500		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Floor Repairs (GA73-08)	1460	10	10,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Tub Replacement	1460	1	2,500		1,300.00	650.00	Obligated

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50107 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	
AMP 2	Lights (GA73-13)	1460	25	7,500		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Retaining Wall (GA73-04)	1450	12	15,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	504 Compliance Improvements (GA073-04)	1450	1	2,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Refrigerators	1465	5	1,750		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	504 Compliance Improvements	1470	1	2,500		0.00	0.00	To be bid 1st Quarter 2008

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50107 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	
AMP 1	Management Fees	1410	200	31,330		31,330.00	31,330.00	Obligated
AMP 2	Management Fees	1410	183	28,670		28,670.00	28,670.00	Obligated
AMP 1	A & E Fees	1430 01	Lump Sum	11,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	A & E Fees	1430 01	Lump Sum	10,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Asbestos Testing	1430 01	140	5,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 2	Asbestos Testing	1430 01	70	4,000		0.00	0.00	To be bid 1st Quarter 2008
AMP 1	Construction Supervisory/Inspection Costs	1430 07	Lump Sum	15,000		15,000.00	5,284.34	Obligated
AMP 2	Construction Supervisory/Inspection Costs	1430 07	Lump Sum	15,000		15,000.00	89.57	Obligated

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: Monroe Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA073P50107 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	
AMP 1	Staff Training, Software	1408	Lump Sum	10,000		0.00	0.00	
AMP 2	Staff Training, Software	1408	Lump Sum	10,000		0.00	0.00	

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: Monroe Housing Authority	**Grant Type and Number** Capital Fund Program No: GA073P50107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP 1	9/2009			9/2011			
AMP 2	9/2009			9/2011			

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 1: Summary

PHA Name: Housing Authority of The City of Monroe, GA	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006**

| **Original Annual Statement (Amended 6-9-06)** / / **Reserve for Disasters/ Emergencies** / x / **Revised Annual Statement (revision no:** 2)
/ **X** / **Performance and Evaluation Report for Period Ending: 12-31-07** / / **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	$63,578.00	$63,578.00	$63,578.00	$63,578.00
3	1408 Management Improvements Soft Costs	$22,159.74	$20,522.38	$7,002.08	$7,002.08
	Management Improvements Hard Costs	$32,922.00	$32,922.00	$24,797.28	$24,797.28
4	1410 Administration	$12,700.00	$12,320.00	$12,320.00	$12,320.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$45,176.00	$54,910.71	$54,910.71	$49,756.28
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$443,546.26	$424,800.91	$424,800.91	$249,980.48
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	$0.00	$11,028.00	$11,028.00	$11,028.00
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	$620,082.00	$620,082.00	$598,436.98	$418,462.12
21	Amount of line 20 Related to LBP Activities				

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

22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-003	Floors- Non significant amendment		1460	2	$0.00	$4,925.00	$4,925.00	$4,925.00	Completed
	Signage/Fencing-Fungible 2008		1470	30	$0.00	$11,028.00	$11,028.00	$11,028.00	Completed

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-004	Fire Rated Partitions		1460	24	$36,000.00	$36,000.00	$36,000.00	$36,000.00	Completed
	Interior Ceilings (fungible from 5yr		1460	24	$96,000.00	$122,772.00	$122,772.00	$122,772.00	Completed
	Plan Year 2008)								
	Floors (fungible from 5yr Plan		1460	24	$71,160.00	$77,160.00	$77,160.00	$77,160.00	Completed
	Year 2008)								
	Lock Replacement-fungible 2007 CFP		1460	30	$0.00	$9,123.48	$9,123.48	$9,123.48	Completed

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-005									

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

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-006	Fire Rated Partitions		1460	40	$72,097.00	$57,943.75	$57,943.75	$0.00	Obligated

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-007	Fire Rated Partitions		1460	20	$9,000.00	$6,953.25	$6,953.25	$0.00	Obligated

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-008	Fire Rated Partitions		1460	30	$22,000.00	$0.00	$0.00	$0.00	Deleted

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-010	Fire Rated Partitions		1460	60	$47,000.00	$71,850.25	$71,850.25	$0.00	Obligated
7									

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-011	Fire Rated Partitions		1460	30	$30,000.00	$34,766.25	$34,766.25	$0.00	Obligated

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
GA073-013	Fire Rated Partitions		1460	25	$27,000.00	$3,306.93	$3,306.93	$0.00	Obligated

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: **Housing Authority of The City of Monroe, GA**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P07350106** 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**	**Obligated**	**Expended**	
HA Wide	a) Capital Fund Program Coordinator		1410.01	Lump Sum	$10,000.00	$10,000.00	$10,000.00	$10,000.00	Completed
Administration	b) Fringe Benefits		1410.09	Lump Sum	$2,200.00	$2,200.00	$2,200.00	$2,200.00	Completed
	c) Sundry		1410.19	Lump Sum	$500.00	$120.00	$120.00	$120.00	Completed
HA Wide	a) A & E Fees and Costs		1430.01	Lump Sum	$20,593.00	$20,593.00	$20,593.00	$15,438.57	Obligated
Other Fees &	b) Clerk of the Works		1430.07	Lump Sum	$24,583.00	$34,317.71	$34,317.71	$34,317.71	Completed
Costs									
	Mod Used for Operations		1406	Lump Sum	$63,578.00	$63,578.00	$63,578.00	$63,578.00	Completed
HA WIDE	a) Staff training, computer interface								
Management	and software program.		1408	Lump Sum	$22,159.74	$20,522.38	$7,002.08	$7,002.08	Obligated
Improvements	b) Computers, printers, and tele-								
	communications systems.		1408	Lump Sum	$32,922.00	$32,922.00	$24,797.28	$24,797.28	Obligated

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: Housing Authority of The City of Monroe, GA	Grant Type and Number Capital Fund Program No: GA06P07350106 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	
GA073-01	7/2008		11/2007	9/2010		12/2007	
GA073-02	7/2008		11/2007	9/2010		12/2007	
GA073-03	7/2008		11/2007	9/2010		12/2007	
GA073-04	7/2008		11/2007	9/2010		12/2007	
GA073-05	7/2008		11/2007	9/2010		12/2007	
GA073-06	7/2008		11/2007	9/2010			
GA073-07	7/2008		11/2007	9/2010			
GA073-08	7/2008		11/2007	9/2010		12/2007	
GA073-09	7/2008		11/2007	9/2010		12/2007	
GA073-10	7/2008		11/2007	9/2010			
GA073-11	7/2008		11/2007	9/2010			
GA073-13	7/2008		11/2007	9/2010			
HA WIDE	7/2008			9/2010			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part I: Summary**					
PHA Name Monroe Housing Authority				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/ HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
AMP 1		600,157			600,157
AMP 2			600,157	600,157	
CFP Funds Listed for 5-year planning		600,157	600,157	600,157	600,157
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 : 2009 FFY Grant: PHA FY: 2009			Activities for Year: 2010 FFY Grant: PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual	AMP 1	Refrigerators	5,000	AMP 2	Refrigerators	5,000
Statement	AMP 1	Ranges	1,000	AMP 2	Ranges	1,000
	AMP 1	A& E Fees	20,000	AMP 2	A& E Fees	20,000
	AMP 1	LBP/Asbestos Test	3,000	AMP 2	LBP/Asbestos Test	3,000
	AMP 1	Construction Supervision	20,000	AMP 2	Construction Supervision	20,000
	AMP 1	Computer Hardware	7,000	AMP 2	Computer Hardware	10,000
	AMP 1	Staff Training, software, computer interface	10,000	AMP 2	Staff Training, software, computer interface	10,000
	AMP 1	Lawnmowers	30,000	AMP 2	Lawnmowers	30,000
	AMP 1	Mod Used for Operations	50,000	AMP 2	Mod Used for Operations	50,000
	AMP 1	Management Fees	30,000	AMP 2	Management Fees	27,000
	AMP 1	Relocation Costs	3,000	AMP 2	Relocation Costs	3,000
Total CFP Estimated Cost			$			$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 2009 FFY Grant: PHA FY: 2009			Activities for Year: 2010 FFY Grant: PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
AMP 1	Landscaping	48,446	AMP 2	Landscaping	48,446
AMP 1	Playgrounds	2,000	AMP 2	Playgrounds	2,000
AMP 1	Retaining Walls	5,000	AMP 2	Retaining Walls	5,000
AMP 1	Sidewalks/Walkways	3,000	AMP 2	Sidewalks/Walkways	3,000
AMP 1	Porches	2,000	AMP 2	Porches	2,000
AMP 1	Sewer Lines	15,000	AMP 2	Sewer Lines	15,000
AMP 1	Signage/Fencing	5,000	AMP 2	Signage/Fencing	5,000
AMP 1	Exterior Paint	3,000	AMP 2	Exterior Paint	3,000
AMP 1	Parking	40,000	AMP 2	Parking	40,000
AMP 1	Tree Trim/Removal	2,000	AMP 2	Tree Trim/Removal	2,000
AMP 1	Mailboxes	1,000	AMP 2	Mailboxes	1,000
AMP 1	Waterlines	15,000	AMP 2	Waterlines	15,000
AMP 1	Clotheslines	2,000	AMP 2	Clotheslines	2,000
AMP 1	Porches	3,000	AMP 2	Porches	2,000
AMP 1	Roofs	60,000	AMP 2	Roofs	71,000
AMP 1	Soffits/Fascias	20,000	AMP 2	Soffits/Fascias	10,000
AMP 1	Security Screen Door	3,000	AMP 2	Security Screen Door	3,000
AMP 1	Railing	2,711	AMP 2	Railing	2,711
AMP 1	Repair/Replace Brick	3,000	AMP 2	Repair/Replace Brick	3,000
AMP 1	Gables	15,000	AMP 2	Gables	15,000
AMP 1	Foundations	7,000	AMP 2	Crawlspace Doors	2,000
			AMP 2	Foundations	5,000
Total CFP Estimated Cost		$			$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 2009 FFY Grant: PHA FY: 2009			Activities for Year: 2010 FFY Grant: PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
AMP 1	Plumbing	20,000	AMP 2	Plumbing	20,000
AMP 1	Water heaters	3,000	AMP 2	Water heaters	3,000
AMP 1	Bathroom Remodel	40,000	AMP 2	Bathroom Remodel	40,000
AMP 1	Kitchen Remodel	100,000	AMP 2	Kitchen Remodel	100,000
Total CFP Estimated Cost		$600,157			$600,157

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 2011 FFY Grant: PHA FY: 2011			Activities for Year: 2012 FFY Grant: PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
AMP 2	A& E Fees	20,000	AMP 1	A& E Fees	20,000
AMP 2	LBP/Asbestos Test	3,000	AMP 1	LBP/Asbestos Test	3,000
AMP 2	Construction Supervision	20,000	AMP 1	Construction Supervision	20,000
AMP 2	Computer Hardware	10,000	AMP 1	Computer Hardware	7,000
AMP 2	Staff Training, software, computer interface	10,000	AMP 1	Staff Training, software, computer interface	10,000
AMP 2	Lawnmowers	30,000	AMP 1	Lawnmowers	30,000
AMP 2	Mod Used for Operations	50,000	AMP 1	Mod Used for Operations	50,000
AMP 2	Management Fees	27,000	AMP 1	Management Fees	30,000
AMP 2	Relocation Costs	3,000	AMP 1	Relocation Costs	3,000
Total CFP Estimated Cost		$			$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 2011 FFY Grant: PHA FY: 2011			Activities for Year: 2012 FFY Grant: PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
AMP 2	Floors	125,000	AMP 1	Floors	125,000
AMP 2	Ceilings	20,000	AMP 1	Ceilings	20,000
AMP 2	Walls	15,000	AMP 1	Walls	15,000
AMP 2	Doors	15,000	AMP 1	Doors	15,000
AMP 2	Interior Trim	10,000	AMP 1	Interior Trim	10,000
AMP 2	Fixtures	10,000	AMP 1	Fixtures	10,000
AMP 2	Windows	15,000	AMP 1	Windows	15,000
AMP 2	Locks	20,000	AMP 1	Locks	20,000
AMP 2	504 Conversion	45,000	AMP 1	504 Conversion	45,000
AMP 2	Electric	10,000	AMP 1	Electric	10,000
AMP 2	HVAC	25,000	AMP 1	HVAC	25,000
AMP 2	Insulation	20,000	AMP 1	Insulation	20,000
AMP 2	Energy Conservation Improvements	4,000	AMP 1	Energy Conservation Improvements	4,000
AMP 2	Painting	10,000	AMP 1	Painting	10,000
AMP2	Office Renovation	78,446	AMP 1	Office Renovation	78,446
AMP 2	Copier	4,711	AMP 1	Copier	4,711
Total CFP Estimated Cost		$600,157			$600,157