

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

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# PHA Plans, ga284v01

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

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

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

## PHA Plan Agency Identification

**PHA Name:**

**PHA Number:**

**PHA Fiscal Year Beginning: (mm/yyyy) 04/2008**

**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: 717  
 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: NE Georgia Housing Authority	GA284	Public Housing	Section 8	562
Participating PHA 2: Housing Authority of the City of Cornelia	GA082	Public Housing	Section 8	155
Participating PHA 3:				

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2008 - 2012**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing
  - Objectives:
    - Apply for additional rental vouchers:
    - Reduce public housing vacancies: Continue an aggressive marketing plan to significantly increase all waiting lists by 3/31/09
    - Leverage private or other public funds to create additional housing opportunities:
      - Clarkesville: Donate 3+- acres at Clearview Apartments to Northeast Georgia Development Corporation to build 7 units of new Rental housing by 2009.
      - Homer: Swap excess acres at Homer site with Town of Homer or Banks County to build 11 units of new rental housing by 2009.
    - Acquire or build units or developments
      - By 2009 for all PHA's depending on community support.
    - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing
  - Objectives:
    - Improve public housing management: (PHAS score) by 5% per year
    - Improve voucher management: (SEMAP score)
    - Increase customer satisfaction: by 5% per year
    - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
    - Renovate or modernize public housing units: See CFP Annual & Five Year Plans
    - Demolish or dispose of obsolete public housing:
      - 6 units at GA284-007 (AMP 284-3 by 7/31/09.
      - Reconfigure GA284-002 (AMP 284-2 from 42 units to 22 single family units by 7/31/2010, and sell them in phases.
    - Provide replacement public housing:
    - Provide replacement vouchers:
    - Other: (list below) Provide training opportunities for all staff especially in customer service. Full implementation of project based management and accounting.

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs: (GA284002)
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)  
Create partnerships, seek tax credit, and other funding to meet the demands for low-rent housing, depending on local community support.

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability: Coordinate with service agencies and individuals to teach employment skills and to care for children at training sessions.
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- Other: (list below) Aggressively market public housing in all PHA's so as to maintain an application roster of at least 10% applicants per bedroom size for each city's waiting list by 3/31/09.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Ensure policies are up-to-date and have advertising which includes non-discrimination signs and language.
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Vigorously administer the lease and ACOP to ensure non-discrimination.
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

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

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

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

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration Attachment A
- FY 2008 Capital Fund Program Annual Statement (ga284a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members Attachment F
- List of Resident Board Member Attachment E
- Community Service Description of Implementation See 18 D
- Information on Pet Policy See 18 D
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart ATTACHMENT H
- FY 2008 Capital Fund Program 5 Year Action Plan (ga284b01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Attachment D
- Other (List below, providing each attachment name)  
Voluntary Conversion Information Attachment G

**Supporting Documents Available for Review**

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (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	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	agency	Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

### FOR TOTAL CONSORTIUM

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,394	3	3	3	NA	3	3
Income >30% but <=50% of AMI	958	2	3	3	NA	3	3
Income >50% but <80% of AMI	1,362	1	2	2	NA	2	2
Elderly	944	2	2	2	NA	2	2
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity Caucasian	4,150	2	3	3	NA	3	3
Race/Ethnicity African American	252	2	3	3	NA	3	3
Race/Ethnicity Hispanic	158	2	3	3	NA	3	3
Race/Ethnicity Asian/P.I.	47	2	3	3	NA	3	3

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing for entire consortium		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	53		207
Extremely low income <=30% AMI	39	73.6%	
Very low income (>30% but <=50% AMI)	9	17.0%	
Low income (>50% but <80% AMI)	5	9.4%	
Families with children	17	32.1%	
Elderly families	6	11.3%	
Families with Disabilities	6	11.3%	
Race/ethnicity Caucasian	44	83.0%	
Race/ethnicity African American	9	17.0%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity	-0-	-0-	
Asian			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	33	62.3%	65
2 BR	13	24.5%	71
3 BR	4	7.5%	67
4 BR	3	5.7%	4
5 BR	0	0%	0
5+ BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) Implement marketing strategy

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>	<b>2,733,588</b>	<b>Operations &amp; Mod</b>
a) Public Housing Operating Fund	1,569,313	Operations
b) Public Housing Capital Fund	1,164,275	Modernizations
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below) Queen St. HAP	\$114,000	Operations
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2006	132,876	Modernization
<b>3. Public Housing Dwelling Rental Income</b>	584,268	Operations
<b>4. Other income (list below)</b>		
Interest	114,000	Operations
Other, Misc.	48,200	Operations
<b>4. Non-federal sources (list below)</b>		
Queen St. Rents	74,892	
<b>Total resources</b>	<b>3,801,824</b>	<b>Operations &amp; Mod.</b>

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)  
2 weeks
  - Other: (describe) within 3 days after completion of application.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list – 1 for Cornelia, 1 for Northeast GA Housing Authority, and 1 for Queen Street (non-HUD)
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? All 3, if requested, for the community wide lists.
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:  
 Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

### **(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? The average income of all eligible developments was less than 30% of the area median income.

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## **B. Section 8 NOT APPLICABLE**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

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

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

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

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

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

- Criminal or drug-related activity  
 Other (describe below)

### **(2) Waiting List Organization**

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

- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

### **(3) Search Time**

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

If yes, state circumstances below:

### **(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
Earned Income disallowance claim

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Based on Fair Market Rents for Area

## **B. Section 8 Tenant-Based Assistance NOT APPLICABLE**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	717	262
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	50 (Queen St. Apts.)	14
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public

housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions & Continued Occupancy Policy
  - Air-Conditioners & Ceiling Fan Policy
  - Apartment Inspection Procedures
  - Blood Borne & Disease Procedures
  - Capitalization & Depreciation Policy
  - Cashier Backup Procedure
  - Check Signing Authorization Policy
  - Code of Conduct for Residents & Their Guests
  - Coin Laundry Cash Procedure
  - Commissioner's Ethics Policy
  - Credit Rent Policy
  - Criminal, Drug Treatment, and Registered Sex Offender Classification
    - Records Management Policy
  - Crisis Management Statements
  - Customer Service Policy
  - Disposition of Property Policy
  - Drug/Alcohol Screening Procedures
  - Driving Risk Management & Vehicle Accident Prevention Policy
  - EIV Income Verification System Policy
  - Emergency Meeting Area
  - Emergency Response Guidelines
  - Emergency Shelter Policy
  - Equal Employment Opportunity Policy
  - Equal Housing Opportunity Policy
  - Facilities Use Policy
  - Family Medical Leave Procedures
  - Freezing Hazards
  - General Housekeeping Standards
  - Grievance Procedure
  - Hurricane & Tornado Emergency Preparedness
  - Handicap Assistance Policy & Procedure
  - Hazardous Materials Procedures
  - Independent Public Accounting Procedures
  - Internal Control & Fraud Policy
  - Inventory Policy
  - Investment Policy
  - Kerosene Heater Prohibition
  - Late Rent Policy
  - Lawn Care Policy
  - Lease
  - Limited English Proficiency Plan

Maintenance Charge List  
Maintenance Plan  
Mandatory Transfer Payment Policy  
Mission Statements  
Natural Disaster Response Policy  
Office of Commissioner Job Description  
Open Door Procedure  
Out-of-Town Travel  
Overtime Exemptions  
Pandemic Flu Emergency Preparedness Plan  
Parking Procedures  
Payment Agreement Policy for Tenants in Possession  
Payroll Check Issuance  
Personnel Policy Handbook  
Pest Control Policy  
Pet Policy  
Police as Authorized Representatives for Housing Authority  
Policy on Resident Initiatives  
Preventive Maintenance Policy & Procedures  
Procedure for Processing Deposits  
Procedures for Processing Insurance Reports & Claims  
Procurement Policy & Procedures  
Public Building Custodial Care  
Resident Involvement/Resident Services Policy  
Safety Policy  
Standards for Outside Employment  
T.A.R. Write-Off Procedures  
Television Communications Procedure  
Tuition Assistance Policy  
Use of Authority Assets  
Utility Allowances  
Vision Statement  
Wading Pool Policy  
Water Bed Policy  
Worker's Compensation Procedures

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

**B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) The CFP for Cornelia & Northeast Georgia are shown in ga284a01.

-or-

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

## **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) The CFP for Cornelia and Northeast Georgia are shown in ga284b01.

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
**Build 7 more units at Clearview Apts. (GA284-023) in 2009.**  
**Build 11 more units in Banks County in 2009 with RHF monies.**

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip

to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Morgan Apartments 1b. Development (project) number: GA284-002 (AMP 284-2)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/07/08
5. Number of units affected: 42 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/09 b. Projected end date of activity: 01/01/11

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Clearview Apartments 1b. Development (project) number: GA284-023 (AMP 284-5)

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Donate vacant land to NEGA Development Corp. to use for GA DCA Rural Housing.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 31/04/07
5. Number of units affected: 10
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/08/07 b. Projected end date of activity: 31/03/08

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Hill & Apartment Streets 1b. Development (project) number: GA284-051 (AMP 284-3)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Swap land with Town of Homer or Banks County to use for 11 new rental units of public housing.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 01/03/08
5. Number of units affected: 29
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/12/08 b. Projected end date of activity: 01/12/09

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: Morgan Apartments 1b. Development (project) number: GA284-002 (AMP 284-2)

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input checked="" type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input checked="" type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) <u>01/07/2008</u></p>
<p>5. Number of units affected: 42</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY  
01/10/2000

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

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

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

Section 8		
-----------	--	--

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

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

GA082-001, 002, 003A, 003B, 006, & 008

GA284-001, 002, 003, 004, 005, 006, 007, 011, 012, 013, & 028

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

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

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

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

**GA284-001 thru 008**

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

**GA284-001 thru 008**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Available at Administrative Office

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
Letter of consistency from Georgia Department of Community Affairs will be Sent to HUD Atlanta on 1/15/08

#### **D. Other Information Required by HUD**

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

- 1. Substantial deviations of significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.**
- 2. Status Report of Goal Accomplishment:**  
**The consortium is expanding the supply of assisted housing by helping to establish the Northeast Georgia Development Corporation. The Corporation received its approval as a 501 C 3 non-profit corporation in July, 2000. This corporation has 7 units in the development process, and has completed the development of 60 units.**

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

**The Housing Authority is providing an improved living environment by**

attracting more working families to live in its communities.

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

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

- 3. Follow-up Plan to the Resident Survey: NOT APPLICABLE**
- 4. In compliance with the Violence Against Women Act, the housing authority revised its lease and ACOP in April 2006. This provides the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.**
- 5. The housing authority has adopted a Limited English Proficiency (LEP) Plan. The housing authority is currently acting in a progressive manner to offer written Spanish translations of certain vital documents applicable to and contained in the resident lease agreement for reference use by non-English speaking customers. A list of interpreters has also been obtained through service agencies.**
- 6. The housing authorities in the consortium plan to use the management fee schedules as published by HUD.**
- 7. Pet Policy: The housing authority has adopted a pet policy to include one common household pet, providing they fit the established criteria of weight, inoculations and neutering, with appropriate refundable deposits charged. This policy is included in the resident lease and is additionally addressed in detail in the ACOP.**
- 8. Community Service Requirements: Residents are introduced to the Community Service Requirements at their initial admission into public housing. They are required to sign acknowledgement of the requirements and upon signing a lease. Non-exempt residents must report compliance on a monthly basis, where individual tracking records are kept by the Resident Training Assistant. Details are included in the resident lease as well as the ACOP.**

# ATTACHMENTS

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

## ATTACHMENTS

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

### Separate attachments from the Agency Plan

- ga284a01 FY 2008 Capital Fund Program Annual Statement  
for the Northeast GA Housing Authority and the Housing  
Authority of Cornelia
- ga284b01 Capital Fund Program 5 Year Plans for  
Northeast GA Housing Authority and the  
Housing Authority of Cornelia
- ga284c01 Combined Consortium Budget Part I
- ga284d01 NEGAHA 2004 P & E Report
- ga284e01 NEGAHA 2005 P & E Report
- ga284f01 NEGAHA 2006 P & E Report
- ga284g01 NEGAHA 2007 P & E Report
- ga284h01 Cornelia HA 2005 P & E Report
- ga284i01 Cornelia HA 2006 P & E Report
- ga284j01 Cornelia HA 2007 P & E Report

## ATTACHMENT A

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

### RESOLUTION NO. II

#### APPROVAL OF DECONCENTRATION CERTIFICATION

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

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

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

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

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

ATTACHMENT A

RESOLUTION NO. IV

APPROVAL OF DECONCENTRATION CERTIFICATION

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

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

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

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

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

Adopted by the Board on July 27, 1999

ATTACHMENT A

RESOLUTION NO. III

APPROVAL OF DECONCENTRATION CERTIFICATION

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

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

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

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

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

ATTACHMENT D

AGENCY PLAN

NORTHEAST GEORGIA HOUSING AUTHORITY  
COMMENTS OF RESIDENT ADVISORY BOARDS.

Clarkesville: NONE

Cleveland: NONE

Cornelia: NONE

Homer: NONE

Toccoa: NONE

## ATTACHMENT E

### RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARDS

		<u>Appointment</u>	<u>Term Expires</u>
Northeast Georgia	Bobbie McKinney	4/01/05	3/31/08
	Gayle Zeoli	4/01/06	3/31/08
	Maxcine Clark	8/15/07	3/31/08
	Linda Allen	6/06/05	3/31/08
Cornelia	Lewis Miller	9/01/03	8/01/08

All were appointed as a Commissioner in the following manner: The individual housing authority notified all PHA residents in the appropriate city that there was a Resident Commissioner vacancy. If any resident had any interest in being a Commissioner, they were asked to notify the housing authority within 30 days. The persons listed above and others expressed interest in becoming a Commissioner. The Housing Authority reviewed their rental records, and the Housing Authority recommended the persons to the Mayor of their City. The Mayor then appointed the above Resident Commissioners.

ATTACHMENT F

MEMBERSHIP OF RESIDENT ADVISORY BOARDS

<u>City/PHA</u>	<u>Resident Advisory Board Members</u>
Cornelia	Billy Ivie, Larry Autry, Jeanette McConnell
Northeast GA	Lorene Levitt, Kay Jarrard, Marie Perry, Willie Thomason, Goldie Marks, Irene Giuntini, Maxcine Clark, Jonell Holcomb, Gail Barrett, Howard Hardman, Hattie Garrett, Jeanette Amos, and Sally Colbert

ATTACHMENT G

VOLUNTARY CONVERSION INFORMATION

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

Clarksville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa Housing	6		

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

Clarksville	3	Cornelia	1
Cleveland	0	Homer	0
Toccoa	3		

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

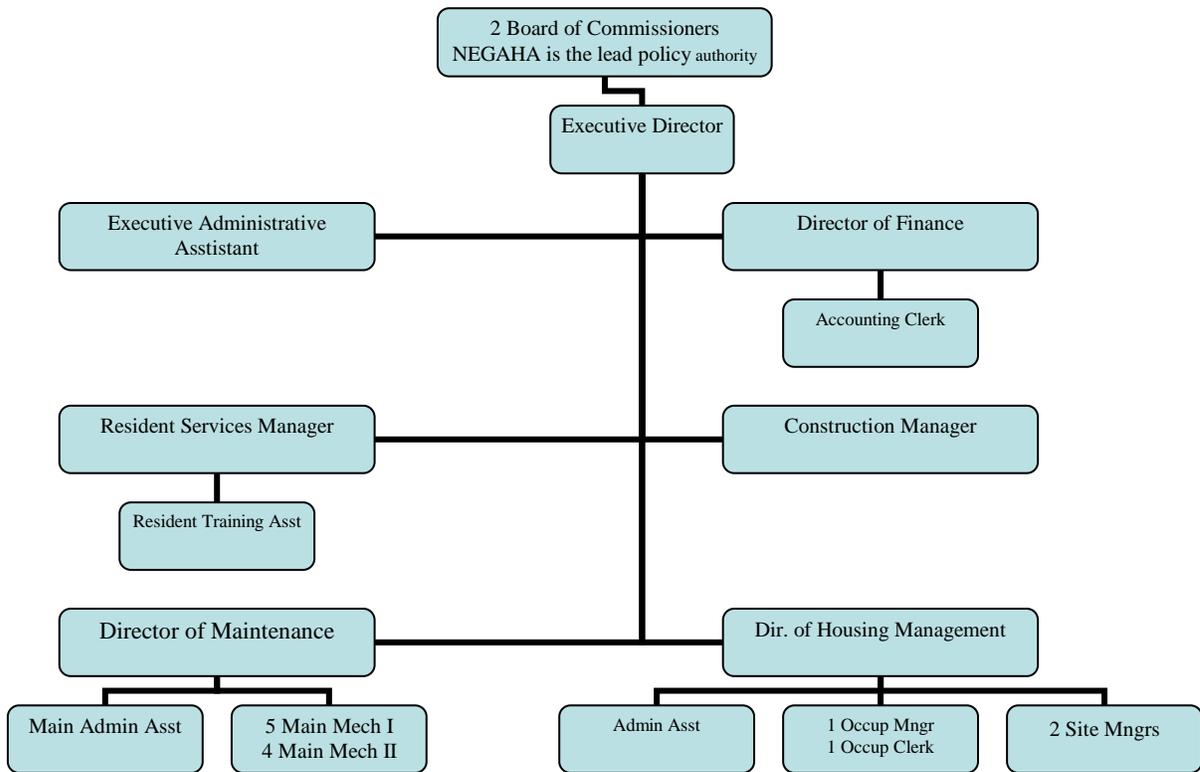
Clarksville	7	Cornelia	6
Cleveland	5	Homer	1
Toccoa	6		

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

Development Name	Number of Units
None	

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

**PHA MANAGEMENT ORGANIZATION CHART  
THE HOUSING AUTHORITIES FOR NORTHEAST GA AND THE CITY OF  
CORNELIA, GA**



## PHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and II

#### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

Measures	
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**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P28450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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	\$184,400.00			
3	1408 Management Improvements	\$165,000.00			
4	1410 Administration	\$92,200.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$28,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000.00			
10	1460 Dwelling Structures	\$295,982.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$12,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$12,000.00			
14	1485 Demolition	\$30,000.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$1,000.00			
18	1499 Development Activities	\$500.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$500.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$922,082.00			
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	\$86,200.00			
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: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450108</b> 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	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations	1406	595 Units	\$184,400.00				
	<b>SUBTOTAL</b>			<b>\$184,400.00</b>				
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software, Staff Development Training, Marketing.	1408	595 Units	\$50,000.00				
	<b>Subtotal</b>			<b>\$50,000.00</b>				
PHA-WIDE	b. Drug prevention activities	1408	595 Units	\$10,000.00				
	<b>Subtotal</b>			<b>\$10,000.00</b>				
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	\$18,000.00				
	<b>Subtotal</b>			<b>\$18,000.00</b>				
PHA-WIDE	d. Resident patrol	1408	595 Units	\$6,000.00				
	<b>Subtotal</b>			<b>\$6,000.00</b>				
PHA-WIDE	e. Toccoa police assistance	1408	LS	\$18,000.00				
	<b>Subtotal</b>			<b>\$18,000.00</b>				
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	\$55,000.00				
	<b>Subtotal</b>			<b>\$55,000.00</b>				
PHA-WIDE	g. Read at Home Program	1408	LS	\$3,000.00				
	<b>Subtotal</b>			<b>\$3,000.00</b>				
PHA-WIDE	h. Energy Conservation Resident Education	1408	LS	\$5,000.00				
	<b>Subtotal</b>			<b>\$5,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$165,000.00</b>				

Capital Fund Program Tables

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

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450108</b> 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	
	<u>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	595 Units	\$92,200.00				
	<b>SUBTOTAL</b>			<b>\$92,200.00</b>				
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis.	1430.1	595 Units	\$24,500.00				
	Fee to be negotiated. Contract Labor.							
	<b>Subtotal</b>			<b>\$24,500.00</b>				
PHA-WIDE	b. Consultant Fees	1430.2	595 Units	\$4,000.00				
	Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.							
	<b>Subtotal</b>			<b>\$4,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$28,500.00</b>				
	<u>SITE IMPROVEMENTS</u>							
GA284-1	a. Replace terra cotta sewer line w/ PVC	1450	LS	\$25,000.00				
GA284-2		1450	LS	\$25,000.00				
	<b>Subtotal</b>			<b>\$50,000.00</b>				
GA284-5	b. Install perimeter fencing	1450	LS	\$25,000.00				
GA284-6		1450	LS	\$25,000.00				
	<b>Subtotal</b>			<b>\$50,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$100,000.00</b>				

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450108</b> 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	
	<u>DWELLING STRUCTURES</u>							
GA284-1	a. Complete mod. (Phase II)	1460	8 Units	\$80,000.00				
	<b>Subtotal</b>			<b>\$80,000.00</b>				
GA284-2	b. Mod. for sale (pending Section 32 approval)	1460	4 Units	\$85,682.00				
	<b>Subtotal</b>			<b>\$85,682.00</b>				
GA284-7	c. Water saving toilets	1460	50 Units	\$11,600.00				
	<b>Subtotal</b>			<b>\$11,600.00</b>				
GA284-7	d. Replace tub liners w/ new tubs	1460	50 Units	\$100,000.00				
	<b>Subtotal</b>			<b>\$100,000.00</b>				
GA284-2	e. Install SS storm/screen doors	1460	10 Units	\$3,000.00				
GA284-13		1460	24 Units	\$7,200.00				
	<b>Subtotal</b>			<b>\$10,200.00</b>				
PHA-Wide	f. Handicap adaptations	1460	2 Units	\$500.00				
	<b>Subtotal</b>			<b>\$500.00</b>				
PHA-Wide	g. Replace water heaters (\$400.00 per unit)	1460	20 Units	\$8,000.00				
	<b>Subtotal</b>			<b>\$8,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$295,982.00</b>				
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators (\$600.00 per unit)	1465.1	20 Units	\$12,000.00				
	<b>SUBTOTAL</b>			<b>\$12,000.00</b>				

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28450108 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	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase Computer Equipment	1475	LS	\$12,000.00				
	<b>SUBTOTAL</b>			<b>\$12,000.00</b>				
	<u>DEMOLITION</u>							
GA284-7	Demolish 6 units	1485	LS	\$30,000.00				
	<b>SUBTOTAL</b>			<b>\$30,000.00</b>				
	<u>RELOCATION COSTS</u>							
PHA-Wide	Relocate tenants as needed	1495.1	10 Each	\$1,000.00				
	<b>SUBTOTAL</b>			<b>\$1,000.00</b>				
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$500.00				
	<b>SUBTOTAL</b>			<b>\$500.00</b>				
	<u>CONTINGENCY</u>							
PHA-Wide	Contingency	1502	LS	\$500.00				
	<b>SUBTOTAL</b>			<b>\$500.00</b>				
	<b>GRAND TOTAL</b>			<b>\$922,082.00</b>				

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

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program No: GA06P28450108 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	
PHA-WIDE	9/30/10			9/30/12			
GA284-1	9/30/10			9/30/12			
GA284-2	9/30/10			9/30/12			
GA284-3	9/30/10			9/30/12			
GA284-4	9/30/10			9/30/12			
GA284-5	9/30/10			9/30/12			
GA284-6	9/30/10			9/30/12			
GA284-7	9/30/10			9/30/12			
GA284-8	9/30/10			9/30/12			
GA284-11	9/30/10			9/30/12			
GA284-12	9/30/10			9/30/12			
GA284-13	9/30/10			9/30/12			
GA284-16	9/30/10			9/30/12			
GA284-21	9/30/10			9/30/12			
GA284-22	9/30/10			9/30/12			
GA284-23	9/30/10			9/30/12			
GA284-25	9/30/10			9/30/12			
GA284-26	9/30/10			9/30/12			
GA284-28	9/30/10			9/30/12			
GA284-36	9/30/10			9/30/12			
GA284-44	9/30/10			9/30/12			
GA284-51	9/30/10			9/30/12			

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

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P08250108</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2008</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<b>\$48,400.00</b>			
3	1408 Management Improvements	<b>\$25,000.00</b>			
4	1410 Administration	<b>\$24,200.00</b>			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$7,850.00</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>\$25,000.00</b>			
10	1460 Dwelling Structures	<b>\$106,743.00</b>			
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$3,000.00</b>			
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	<b>\$1,000.00</b>			
18	1499 Development Activities	<b>\$500.00</b>			
19	1501 Collateralization or Debt Service				
20	1502 Contingency	<b>\$500.00</b>			
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$242,193.00</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08250108 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	
	<u>OPERATIONS</u>							
PHA-WIDE	Operation-Subsidy	1406	155 Units	\$48,400.00				
	<b>SUBTOTAL</b>			<b>\$48,400.00</b>				
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software. Staff Development Training, Marketing	1408	155 Units	\$20,000.00				
	<b>Subtotal</b>			<b>\$20,000.00</b>				
PHA-WIDE	b. Drug prevention activities	1408	155 Units	\$5,000.00				
	<b>Subtotal</b>			<b>\$5,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>				
	<u>Administration</u>							
PHA-WIDE	Administration Subsidy	1410	155 Units	\$24,200.00				
	<b>SUBTOTAL</b>			<b>\$24,200.00</b>				
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	155 Units	\$6,600.00				
	<b>Subtotal</b>			<b>\$6,600.00</b>				
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & 5 Yr. Plan.	1430.2	155 Units	\$1,250.00				
	<b>Subtotal</b>			<b>\$1,250.00</b>				
	<b>SUBTOTAL</b>			<b>\$7,850.00</b>				
	<u>SITE IMPROVEMENTS</u>							

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08250108 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	
GA082-1	Replace terra cotta sewer line w/ PVC	1450	23 Units	\$25,000.00				
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>				
	<u>DWELLING STRUCTURES</u>							
GA082-1	a. SS storm doors, windows & screens	1460	23 Units	\$43,743.00				
	<b>Subtotal</b>			<b>\$43,743.00</b>				
GA082-8	b. Complete mod of interiors (Phase III)	1460	7 Units	\$60,500.00				
	<b>Subtotal</b>			<b>\$60,500.00</b>				
PHA-Wide	c. Replace water heaters	1460	5 Units	\$2,000.00				
	<b>Subtotal</b>			<b>\$2,000.00</b>				
PHA-Wide	d. Handicap adaptations	1460	2 Units	\$500.00				
	<b>Subtotal</b>			<b>\$500.00</b>				
	<b>SUBTOTAL</b>			<b>\$106,743.00</b>				
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-WIDE	Replace ranges & refrigerators (\$600.00 per unit)	1465.1	5 Units	\$3,000.00				
	<b>SUBTOTAL</b>			<b>\$3,000.00</b>				
PHA-WIDE	<u>RELOCATION</u>							
	Relocate tenants as needed	1495.1	10 Each	\$1,000.00				
	<b>SUBTOTAL</b>			<b>\$1,000.00</b>				
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Development Activities	1499	1 Each	\$500.00				
	<b>SUBTOTAL</b>			<b>\$500.00</b>				
	<u>CONTINGENCY</u>							
PHA-WIDE	Contingency	1502	LS	\$500.00				

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

<b>PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P08250108</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2008</b>			
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	
				<b>\$500.00</b>				
	<b>SUBTOTAL</b>			<b>\$242,193.00</b>				
	<b>GRAND TOTAL</b>							



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## Capital Fund Program Five-Year Action Plan

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name: Northeast Georgia Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
<b>PHA Wide</b>	<b>Annual Statement</b>	<b>\$504,600.00</b>	<b>\$504,600.00</b>	<b>\$504,600.00</b>	<b>\$504,600.00</b>
GA284-1		\$70,000.00	\$0.00	\$0.00	\$0.00
GA284-2		\$100,000.00	\$100,000.00	\$50,000.00	\$0.00
GA284-3		\$0.00	\$25,000.00	\$0.00	\$0.00
GA284-4		\$0.00	\$50,000.00	\$34,482.00	\$31,000.00
GA284-5		\$0.00	\$0.00	\$104,000.00	\$0.00
GA284-6		\$0.00	\$0.00	\$0.00	\$100,000.00
GA284-7		\$0.00	\$0.00	\$25,000.00	\$0.00
GA284-8		\$0.00	\$12,000.00	\$0.00	\$0.00
GA284-11		\$24,000.00	\$50,000.00	\$0.00	\$25,000.00
GA284-12		\$24,000.00	\$27,282.00	\$15,000.00	\$30,000.00
GA284-13		\$0.00	\$0.00	\$0.00	\$0.00
GA284-16		\$0.00	\$0.00	\$0.00	\$0.00
GA284-21		\$0.00	\$0.00	\$49,000.00	\$42,000.00
GA284-22		\$0.00	\$0.00	\$65,000.00	\$0.00
GA284-23		\$0.00	\$0.00	\$0.00	\$52,482.00
GA284-25		\$0.00	\$81,200.00	\$0.00	\$58,000.00
GA284-26		\$50,416.00	\$0.00	\$0.00	\$24,000.00
GA284-28		\$2,400.00	\$0.00	\$75,000.00	\$5,000.00
GA284-36		\$91,666.00	\$0.00	\$0.00	\$0.00
GA284-44		\$25,000.00	\$40,000.00	\$0.00	\$0.00
GA284-51		\$30,000.00	\$32,000.00	\$0.00	\$50,000.00
CFP Funds Listed for 5-year planning		\$922,082.00	\$922,082.00	\$922,082.00	\$922,082.00
Replacement Housing Factor Funds					

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations	\$184,400.00	PHA Wide	Operations	\$184,400.00
Annual	PHA Wide	Management Improvements	\$165,000.00	PHA Wide	Management Improvements	\$165,000.00
Statement	PHA Wide	Administration	\$92,200.00	PHA Wide	Administration	\$92,200.00
	PHA Wide	Fees & Costs	\$28,500.00	PHA Wide	Fees & Costs	\$28,500.00
	PHA Wide	Dwelling Equipment-Ranges/Refrigerators	\$12,000.00	PHA Wide	Dwelling Equipment-Ranges/Refrigerators	\$12,000.00
	PHA-Wide	Replace Water Heaters (20 Units)	\$8,000.00	PHA-Wide	Replace Water Heaters (20 Units)	\$8,000.00
	PHA Wide	Non-Dwelling Equipment-Computers/Equip.	\$12,000.00	PHA Wide	Non-Dwelling Equipment-Computers/Equip.	\$12,000.00
	PHA Wide	Relocation	\$1,000.00	PHA Wide	Relocation	\$1,000.00
	PHA Wide	Development Activities	\$500.00	PHA Wide	Development Activities	\$500.00
	PHA Wide	Contingency	\$500.00	PHA Wide	Contingency	\$500.00
	PHA Wide	Handicap Adaptations	\$500.00	PHA Wide	Handicap Adaptations	\$500.00
		<b>Subtotal</b>	<b>\$504,600.00</b>		<b>Subtotal</b>	<b>\$504,600.00</b>
	GA284-1	Complete Mod. (7 Units) (Phase III)	\$70,000.00	GA284-2	Mod. for sale (4 Units) (Pend. Approval)	\$100,000.00
	GA284-2	Mod. for sale (4 Units) (Pend. Approval)	\$100,000.00	GA284-3	Replace Terra Cotta Sewer Lines w/ PVC	\$25,000.00
	GA284-11	Replace Tub Liners w/ New Tubs	\$24,000.00	GA284-4	Replace Terra Cotta Sewer Lines w/ PVC	\$50,000.00
	GA284-12	Replace Tub Liners w/ New Tubs	\$24,000.00	GA284-8	SS Storm Doors	\$12,000.00
	GA284-26	Kitchen Cabinets (24 Units)	\$50,416.00	GA284-11	Renovate Kitchens & Bathrooms	\$50,000.00
	GA284-28	Lighted Address Signs	\$2,400.00	GA284-12	Renovate Kitchens & Bathrooms	\$27,282.00
	GA284-36	New Floor Tile	\$24,666.00	GA284-25	Floor Tile & Baths (24 Units)	\$81,200.00
		New Windows & SS Screens	\$42,000.00			
		Replace Terra Cotta Sewer Lines w/ PVC	\$25,000.00	GA284-44	Reconfigure Parking	\$40,000.00
		<b>Subtotal</b>	<b>\$91,666.00</b>			
				GA284-51	Renovate Bathrooms	\$32,000.00
	GA284-44	Replace Terra Cotta Sewer Lines w/ PVC	\$25,000.00			
	GA284-51	Exterior Storage	\$30,000.00			
	Total CFP Estimated Cost		<b>\$922,082.00</b>			<b>\$922,082.00</b>

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Operations	\$184,400.00	PHA Wide	Operations	\$184,400.00
PHA Wide	Management Improvements	\$165,000.00	PHA Wide	Management Improvements	\$165,000.00
PHA Wide	Administration	\$92,200.00	PHA Wide	Administration	\$92,200.00
PHA Wide	Fees & Costs	\$28,500.00	PHA Wide	Fees & Costs	\$28,500.00
PHA Wide	Dwelling Equipment-Ranges/Refrigerators	\$12,000.00	PHA Wide	Dwelling Equipment-Ranges/Refrigerators	\$12,000.00
PHA-Wide	Replace Water Heaters (20 Units)	\$8,000.00	PHA-Wide	Replace Water Heaters (20 Units)	\$8,000.00
PHA Wide	Non-Dwelling Equipment-Computers/Equip.	\$12,000.00	PHA Wide	Non-Dwelling Equipment-Computers/Equip.	\$12,000.00
PHA Wide	Relocation	\$1,000.00	PHA Wide	Relocation	\$1,000.00
PHA Wide	Development Activities	\$500.00	PHA Wide	Development Activities	\$500.00
PHA Wide	Contingency	\$500.00	PHA Wide	Contingency	\$500.00
PHA Wide	Handicap Adaptations	\$500.00	PHA Wide	Handicap Adaptations	\$500.00
	<b>Subtotal</b>	<b>\$504,600.00</b>		<b>Subtotal</b>	<b>\$504,600.00</b>
GA284-2	Mod. for sale (2 Units) (Pend. Approval)	\$50,000.00	GA284-4	SS Storm Doors	\$31,000.00
GA284-4	SS Window Screens	\$34,482.00	GA284-6	Repave Streets	\$100,000.00
GA284-5	Replace Roof Shingles	\$54,000.00	GA284-11	Replace Terra Cotta Sewer Lines w/ PVC	\$25,000.00
	Replace Terra Cotta Sewer Lines w/ PVC	\$50,000.00			
	<b>Subtotal</b>	<b>\$104,000.00</b>	GA284-12	Replace Terra Cotta Sewer Lines w/ PVC	\$30,000.00
GA284-7	Replace Terra Cotta Sewer Lines w/ PVC	\$25,000.00	GA284-21	SS Window Screens & New Windows	\$42,000.00
GA284-12	Renovate Kitchens & Baths	\$15,000.00	GA284-23	Replace Roof Shingles (10 Units)	\$52,482.00
GA284-21	New SS Storm Doors (14 Units)	\$7,000.00	GA284-25	Replace Terra Cotta Sewer Lines w/ PVC	\$40,000.00
	Replace Roof Shingles	\$42,000.00		Exterior Storage	\$6,000.00
	<b>Subtotal</b>	<b>\$49,000.00</b>		Replace Kitchen Cabinets (4 Units)	\$12,000.00
				<b>Subtotal</b>	<b>\$58,000.00</b>
GA284-22	Complete Mod. (4 Units)	\$65,000.00	GA284-26	Exterior Storage	\$24,000.00
GA284-28	Replace Kitchen Cabinets	\$75,000.00	GA284-28	Install Exterior Handrails on Porches	\$5,000.00
			GA284-51	Replace Septic System	\$50,000.00
Total CFP Estimated Cost		<b>\$922,082.00</b>			<b>\$922,082.00</b>

# Capital Fund Program Five-Year Action Plan

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: Housing Authority of the City of Cornelia, GA					<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
<b>HA Wide</b>	<b>Annual Statement</b>	<b>\$112,950.00</b>	<b>\$112,950.00</b>	<b>\$112,950.00</b>	<b>\$174,193.00</b>	
GA082-1		\$0.00	\$0.00	\$0.00	\$0.00	
GA082-2		\$12,000.00	\$0.00	\$0.00	\$0.00	
GA082-3		\$0.00	\$0.00	\$0.00	\$68,000.00	
GA082-6		\$0.00	\$0.00	\$129,243.00	\$0.00	
GA082-8		\$117,243.00	\$129,243.00	\$0.00	\$0.00	
CFP Funds Listed for 5-year planning		\$242,193.00	\$242,193.00	\$242,193.00	\$242,193.00	
Replacement Housing Factor Funds						





**ga284c01 CAPITAL FUND PROGRAM TABLES START HERE**  
**COMBINED CONSORTIUM**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Northeast Georgia & Cornelia Housing Authorities		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$232,800.00			
3	1408 Management Improvements	\$190,000.00			
4	1410 Administration	\$116,400.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$36,350.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$125,000.00			
10	1460 Dwelling Structures	\$402,725.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$12,000.00			
14	1485 Demolition	\$30,000.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,000.00			
18	1499 Development Activities	\$1,000.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$1,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,164,275.00			
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	\$86,200.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**NOTE: SEE INDIVIDUAL PHA'S FOR PARTS II AND III**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
3	1408 Management Improvements	\$24,564.22	\$24,564.18	\$24,564.18	\$24,564.18
4	1410 Administration	\$17,625.78	\$17,625.82	\$17,625.82	\$17,625.82
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$32,443.00	\$32,443.00	\$32,443.00	\$32,443.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,682.04	\$38,682.04	\$38,682.04	\$35,931.04
10	1460 Dwelling Structures	\$590,723.96	\$592,406.46	\$592,406.46	\$583,076.46
11	1465.1 Dwelling Equipment—Nonexpendable	\$114,765.00	\$113,082.50	\$113,082.50	\$113,082.50
12	1470 Nondwelling Structures	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
13	1475 Nondwelling Equipment	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$836,304.00	\$836,304.00	\$836,304.00	\$824,223.00
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	\$181,098.01	\$181,098.01	\$181,098.01	\$181,098.01
26	Amount of line 21 Related to Energy Conservation Measures	\$326,715.26	\$326,715.26	\$326,715.26	\$326,715.26

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/2007**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations	1406	595 Units	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	Completed
	<b>SUBTOTAL</b>			<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	Completed
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer Training & Software, Staff Development Training, Marketing.	1408	595 Units	\$24,564.22	\$24,564.18	\$24,564.18	\$24,564.18	Completed
	<b>SUBTOTAL</b>			<b>\$24,564.22</b>	<b>\$24,564.18</b>	<b>\$24,564.18</b>	<b>\$24,564.18</b>	
	<u>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	595 Units	\$17,625.78	\$17,625.82	\$17,625.82	\$17,625.82	Completed
	<b>SUBTOTAL</b>			<b>\$17,625.78</b>	<b>\$17,625.82</b>	<b>\$17,625.82</b>	<b>\$17,625.82</b>	
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	595 Units	\$29,443.00	\$29,443.00	\$29,443.00	\$29,443.00	Completed
	<b>Subtotal</b>			<b>\$29,443.00</b>	<b>\$29,443.00</b>	<b>\$29,443.00</b>	<b>\$29,443.00</b>	
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.	1430.2	595 Units	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed
	<b>Subtotal</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	
	<b>SUBTOTAL</b>			<b>\$32,443.00</b>	<b>\$32,443.00</b>	<b>\$32,443.00</b>	<b>\$32,443.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/2007**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
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>SITE IMPROVEMENTS</u>							
GA284-51 (Old 256-1)	a. New ½ Court Basketball (Swale)	1450	LS	\$5,568.00	\$5,568.00	\$5,568.00	\$5,568.00	Completed
	<b>Subtotal</b>			<b>\$5,568.00</b>	<b>\$5,568.00</b>	<b>\$5,568.00</b>	<b>\$5,568.00</b>	
GA284-6 (Old 75-7 A & B)	b. Close Street @ Robin Place	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-8 (Old 75-8 A & B)	c. Reseal (4) Parking Lots	1450	LS	\$21,260.00	\$21,260.00	\$21,260.00	\$21,260.00	Completed
	<b>Subtotal</b>			<b>\$21,260.00</b>	<b>\$21,260.00</b>	<b>\$21,260.00</b>	<b>\$21,260.00</b>	
GA284-8 (Old 75-8 A & B)	d. Add 500 LF of 8' Fencing	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	Funged to 2003
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-13 (Old 143-3)	e. Correct Drainage Problems	1450	12 Units	\$5,604.04	\$5,604.04	\$5,604.04	\$5,604.04	Completed
	<b>Subtotal</b>			<b>\$5,604.04</b>	<b>\$5,604.04</b>	<b>\$5,604.04</b>	<b>\$5,604.04</b>	
GA284-28 (Old 122-8A,B,E,F)	f. Patch & Reseal (1) Parking Lot	1450	LS	\$6,250.00	\$6,250.00	\$6,250.00	\$3,499.00	In Progress
	<b>Subtotal</b>			<b>\$6,250.00</b>	<b>\$6,250.00</b>	<b>\$6,250.00</b>	<b>\$3,499.00</b>	
	<b>SUBTOTAL</b>			<b>\$38,682.04</b>	<b>\$38,682.04</b>	<b>\$38,682.04</b>	<b>\$35,931.04</b>	
	<u>DWELLING STRUCTURES</u>							
GA 284-1 (OLD GA75-1)	a. Install Security Screen Doors w/fung. from 2003 50103.	1460	58 Units	\$20,475.00	\$20,475.00	\$20,475.00	\$20,475.00	Completed
	<b>Subtotal</b>			<b>\$20,475.00</b>	<b>\$20,475.00</b>	<b>\$20,475.00</b>	<b>\$20,475.00</b>	
GA 284-2 (OLD GA75-3)	b. Install Security Screen Doors w/fung. from 2003 50103.	1460	42 Units	\$19,305.00	\$19,305.00	\$19,305.00	\$19,305.00	Completed
	<b>Subtotal</b>			<b>\$19,305.00</b>	<b>\$19,305.00</b>	<b>\$19,305.00</b>	<b>\$19,305.00</b>	
GA284-6 (Old 75-7A & B)	c. Install Range Hoods	1460	75 Units	\$17,954.16	\$19,636.66	\$19,636.66	\$19,636.66	Completed
	<b>Subtotal</b>			<b>\$17,954.16</b>	<b>\$19,636.66</b>	<b>\$19,636.66</b>	<b>\$19,636.66</b>	





**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/2007**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-4 (Old 75-4 A & B)	t. Replace Water Heaters (\$375.00 Each)	1460	1 Each	\$0.00	\$0.00	\$0.00	\$0.00	Funged to 5-yr Action Plan
GA284-7 (Old 75-6)		1460	50 Each	\$0.00	\$0.00	\$0.00	\$0.00	“
GA284-21 (Old 122-1)		1460	14 Each	\$0.00	\$0.00	\$0.00	\$0.00	“
GA284-22 (Old 122-2)		1460	4 Each	\$0.00	\$0.00	\$0.00	\$0.00	“
GA284-23 (Old 122-3)		1460	10 Each	\$0.00	\$0.00	\$0.00	\$0.00	“
GA284-44 (Old 122-4)		1460	12 Each	\$0.00	\$0.00	\$0.00	\$0.00	“
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-23 (Old 122-3)	u. Add Install HVAC per H.A. definition of Significant deviation.	1460	10 Units	\$4,758.60	\$4,758.60	\$4,758.60	\$4,758.60	Added/ Completed
	<b>Subtotal</b>			<b>\$4,758.60</b>	<b>\$4,758.60</b>	<b>\$4,758.60</b>	<b>\$4,758.60</b>	
GA284-28 (Old 122-8)	v. Add Roll-In Shower conversions Phase I (misc. sites) w/fung. from 2005.	1460	1 Unit	\$7,400.00	\$7,400.00	\$7,400.00	\$7,400.00	Added/ Completed
	<b>Subtotal</b>			<b>\$7,400.00</b>	<b>\$7,400.00</b>	<b>\$7,400.00</b>	<b>\$7,400.00</b>	
GA284-16 (Old 143-6)	w. Add replace Core Locks w/fung. from 2003.	1460	6 Units	\$922.35	\$922.35	\$922.35	\$922.35	Added/ Completed
	<b>Subtotal</b>			<b>\$922.35</b>	<b>\$922.35</b>	<b>\$922.35</b>	<b>\$922.35</b>	
	<b>SUBTOTAL</b>			<b>\$590,723.96</b>	<b>\$592,406.46</b>	<b>\$592,406.46</b>	<b>\$583,076.46</b>	
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	a. Replace Ranges (\$300.00 Each)	1465.1	595	\$56,640.00	\$56,457.50	\$56,457.50	\$56,457.50	Completed

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/2007**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
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	
	<b>Subtotal</b>			<b>\$56,640.00</b>	<b>\$56,457.50</b>	<b>\$56,457.50</b>	<b>\$56,457.50</b>	
PHA-Wide	b. Replace Refrigerators (\$450.00 Each)	1465.1	595	\$58,125.00	\$56,625.00	\$56,625.00	\$56,625.00	Completed
	<b>Subtotal</b>			<b>\$58,125.00</b>	<b>\$56,625.00</b>	<b>\$56,625.00</b>	<b>\$56,625.00</b>	
	<b>SUBTOTAL</b>			<b>\$114,765.00</b>	<b>\$113,082.50</b>	<b>\$113,082.50</b>	<b>\$113,082.50</b>	
	<u>NON-DWELLING STURCTURES</u>							
GA284-13	HVAC @ Community Building	1470	1 Each	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>	
	<u>RELOCATION COSTS</u>							
GA284 - 1thru 8	Relocation of Tenants	1495.1	6 Each	\$0.00	\$0.00	\$0.00	\$0.00	Funged to 2006
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Central Office Feasibility, Mod Used for Development	1499	595 Units	\$0.00	\$0.00	\$0.00	\$0.00	Funged to 2005
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$836,304.00</b>	<b>\$836,304.00</b>	<b>\$836,304.00</b>	<b>\$824,223.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision # 3**

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

**9/30/2007**

**Part III: Implementation Schedule**

<b>PHA Name: North East Georgia Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P28450104</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/13/06		7/31/06	09/13/08			
GA284-1	09/13/06		7/31/06	09/13/08			
GA284-2	09/13/06		7/31/06	09/13/08			
GA284-3	09/13/06		7/31/06	09/13/08			
GA284-4	09/13/06		7/31/06	09/13/08			
GA284-5	09/13/06		7/31/06	09/13/08			
GA284-6	09/13/06		7/31/06	09/13/08			
GA284-7	09/13/06		7/31/06	09/13/08			
GA284-8	09/13/06		7/31/06	09/13/08			
GA284-11	09/13/06		7/31/06	09/13/08			
GA284-12	09/13/06		7/31/06	09/13/08			
GA284-13	09/13/06		7/31/06	09/13/08			
GA284-16	09/13/06		7/31/06	09/13/08			
GA284-21	09/13/06		7/31/06	09/13/08			
GA284-22	09/13/06		7/31/06	09/13/08			
GA284-23	09/13/06		7/31/06	09/13/08			
GA284-25	09/13/06		7/31/06	09/13/08			
GA284-26	09/13/06		7/31/06	09/13/08			
GA284-28	09/13/06		7/31/06	09/13/08			
GA284-36	09/13/06		7/31/06	09/13/08			
GA284-44	09/13/06		7/31/06	09/13/08			
GA284-51	09/13/06		7/31/06	09/13/08			

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

**ga284e01 CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
3	1408 Management Improvements	\$116,000.00	\$112,811.04	\$112,811.04	\$86,188.55
4	1410 Administration	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$32,124.00	\$32,124.00	\$32,124.00	\$32,124.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$521,755.00	\$441,896.73	\$441,896.73	\$409,519.33
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000.00	\$44,495.50	\$44,495.50	\$44,495.50
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,000.00	\$9,056.73	\$9,056.73	\$9,056.73
14	1485 Demolition	\$95,856.00	\$156,631.00	\$156,631.00	\$156,631.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$280.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$500.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$500.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$895,015.00	\$895,015.00	\$895,015.00	\$836,015.11
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	\$54,850.00	\$51,575.44	\$51,575.44	\$51,575.44
25	Amount of Line 21 Related to Security – Hard Costs	\$39,000.00	\$23,200.00	\$23,200.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$126,000.00	\$126,000.00	\$126,000.00	\$126,000.00

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	Operations	1406	595 Units	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software, Staff Development Training, Marketing.	1408	595 Units	\$38,150.00	\$38,235.60	\$38,235.60	\$16,093.11	In Progress
	<b>Subtotal</b>			<b>\$38,150.00</b>	<b>\$38,235.60</b>	<b>\$38,235.60</b>	<b>\$16,093.11</b>	
PHA-WIDE	b. Drug prevention activities	1408	595 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$520.00	In Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$520.00</b>	
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	Completed
	<b>Subtotal</b>			<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	
PHA-WIDE	d. Resident patrol	1408	595 Units	\$5,000.00	\$3,225.44	\$3,225.44	\$3,225.44	Completed
	<b>Subtotal</b>			<b>\$5,000.00</b>	<b>\$3,225.44</b>	<b>\$3,225.44</b>	<b>\$3,225.44</b>	
PHA-WIDE	e. Toccoa police assistance	1408	LS	\$18,000.00	\$16,500.00	\$16,500.00	\$16,500.00	Completed
	<b>Subtotal</b>			<b>\$18,000.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>	
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	\$31,850.00	\$31,850.00	\$31,850.00	\$31,850.00	Completed
	<b>Subtotal</b>			<b>\$31,850.00</b>	<b>\$31,850.00</b>	<b>\$31,850.00</b>	<b>\$31,850.00</b>	
	<b>SUBTOTAL</b>			<b>\$116,000.00</b>	<b>\$112,811.04</b>	<b>\$112,811.04</b>	<b>\$86,188.55</b>	
	<u>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	595 Units	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$48,000.00</b>	<b>\$48,000.00</b>	<b>\$48,000.00</b>	<b>\$48,000.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	595 Units	\$28,724.00	\$28,724.00	\$28,724.00	\$28,724.00	Completed
	<b>Subtotal</b>			<b>\$28,724.00</b>	<b>\$28,724.00</b>	<b>\$28,724.00</b>	<b>\$28,724.00</b>	
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.	1430.2	595 Units	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	Completed
	<b>Subtotal</b>			<b>\$3,400.00</b>	<b>\$3,400.00</b>	<b>\$3,400.00</b>	<b>\$3,400.00</b>	
	<b>SUBTOTAL</b>			<b>\$32,124.00</b>	<b>\$32,124.00</b>	<b>\$32,124.00</b>	<b>\$32,124.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA284-5	a. Install Range Hoods	1460	24 Units	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA284-6	*add bal. of same work for 284-6 w/fung. From 2004.	1460	28 Units	\$10,445.84	\$8,763.34	\$8,763.34	\$7,343.34	In Progress
	<b>Subtotal</b>			<b>\$15,445.84</b>	<b>\$8,763.34</b>	<b>\$8,763.34</b>	<b>\$7,343.34</b>	
GA284-7	b. Install tub liners	1460	18 Units	\$10,000.00	\$47,250.00	\$47,250.00	\$39,492.60	In Progress
	<b>Subtotal</b>			<b>\$10,000.00</b>	<b>\$47,250.00</b>	<b>\$47,250.00</b>	<b>\$39,492.60</b>	
GA284-2	c. Install HVAC	1460	34 Units	\$126,000.00	\$126,000.00	\$126,000.00	\$126,000.00	Completed
	<b>Subtotal</b>			<b>\$126,000.00</b>	<b>\$126,000.00</b>	<b>\$126,000.00</b>	<b>\$126,000.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-5	d. Electrical upgrades	1460	24 Units	\$20,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA284-6	<i>*add install dryer vents &amp; circuits w/fung. From 2004.</i>	1460	30 Units	\$15,000.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PHA-Wide	e. Roll-in shower conversions (Phase I) (Misc. Sites)	1460	10 Units	\$30,000.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-3	f. Window security screens	1460	25 Units	\$35,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA284-51		1460	20 Units	\$0.00	\$0.00	\$0.00	\$0.00	Funged to 2004
	<b>Subtotal</b>			<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-6	g. Replace VCT Tile & Base & remove	1460	55 Units	\$48,240.00	\$137,890.00	\$137,890.00	\$137,890.00	Completed
GA284-7	Asbestos	1460	50 Units	\$32,509.39	\$32,509.39	\$32,509.39	\$32,509.39	Completed
	<b>Subtotal</b>			<b>\$80,749.39</b>	<b>\$170,399.39</b>	<b>\$170,399.39</b>	<b>\$170,399.39</b>	
GA284-51	h. Renovate bathrooms (Phase II)	1460	4 Units	\$6,000.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-7	i. Install Dryer Exhaust Vents .	1460	50 Units	\$7,500.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$7,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-11	j. Provide Additional H.C. Apartments	1460	1 Unit	\$20,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA284-12		1460	2 Units	\$34,444.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$54,444.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-28	k. Replace Window & Door Screens, Deadbolts & Windows (Phase I)	1460	25 Units	\$40,000.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$40,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-51	l. Door security screens (Phase I)	1460	4 Units	\$4,000.00	\$23,200.00	\$23,200.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$4,000.00</b>	<b>\$23,200.00</b>	<b>\$23,200.00</b>	<b>\$0.00</b>	
GA284-3	m. Add Complete Mod of 25 Units (Phase I) w/fung. from 2006.	1460	25 Units	\$77,615.77	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$77,615.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284.8	n. Add re-roof Buildings w/fung. from 2006.	1460	45 Units	\$0.00	\$66,284.00	\$66,284.00	\$66,284.00	Added/
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$66,284.00</b>	<b>\$66,284.00</b>	<b>\$66,284.00</b>	Completed
	<b>SUBTOTAL</b>			<b>\$521,755.00</b>	<b>\$441,896.73</b>	<b>\$441,896.73</b>	<b>\$409,519.33</b>	
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators (\$300.00 Each)	1465.1	65 Each	\$20,000.00	\$44,495.50	\$44,495.50	\$44,495.50	Completed
	<b>Subtotal</b>			<b>\$20,000.00</b>	<b>\$44,495.50</b>	<b>\$44,495.50</b>	<b>\$44,495.50</b>	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	\$10,000.00	\$9,056.73	\$9,056.73	\$9,056.73	Completed
	<b>Subtotal</b>			<b>\$10,000.00</b>	<b>\$9,056.73</b>	<b>\$9,056.73</b>	<b>\$9,056.73</b>	
GA284-01	<u>DEMOLITION</u> Demolition of 32 units.	1485	32 Apts.	\$95,856.00	\$156,631.00	\$156,631.00	\$156,631.00	Completed
	<b>Subtotal</b>			<b>\$95,856.00</b>	<b>\$156,631.00</b>	<b>\$156,631.00</b>	<b>\$156,631.00</b>	
	<u>RELOCATION COSTS</u>							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	\$280.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$280.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

<b>PHA Name: North East Georgia Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P28450105</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005</b>		
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>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	*add central office feasibility; mod. used for							
	Devel. funged from 2004.							
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>COLLATERIZATION OR DEBT SERVICE</u>							
PHA-Wide	Collaterization or debt service	1501	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>CONTINGENCY</u>							
PHA-Wide	Contingency	1502	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$895,015.00</b>	<b>\$895,015.00</b>	<b>\$895,015.00</b>	<b>\$836,015.11</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part III: Implementation Schedule**

<b>PHA Name: North East Georgia Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P28450105</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-1	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-2	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-3	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-4	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-5	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-6	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-7	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-8	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-11	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-12	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-13	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-16	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-21	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-22	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-23	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-25	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-26	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-28	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-36	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-44	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates
GA284-51	12/30/06	8/17/07	6/30/07	06/30/08			Per LOCC's Contract Dates

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

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	
3	1408 Management Improvements	\$139,000.00	\$137,223.05	\$137,223.05	\$42,911.10	
4	1410 Administration	\$87,330.00	\$87,606.95	\$87,606.95	\$87,606.95	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$33,000.00	\$93,276.00	\$93,276.00	\$63,174.71	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$515,374.00	\$464,488.00	\$464,488.00	\$28,149.99	
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$25,000.00	\$18,610.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$20,500.00	\$20,500.00	\$0.00	\$0.00	
14	1485 Demolition	\$500.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$500.00	\$500.00	\$0.00	\$0.00	
18	1499 Development Activities	\$500.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$500.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$947,204.00	\$947,204.00	\$897,594.00	\$336,842.75	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs	\$53,000.00	\$61,223.05	\$61,223.05	\$30,911.11	
25	Amount of Line 21 Related to Security – Hard Costs	\$67,000.00	\$89,590.00	\$89,590.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
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	Operations	1406	595 Units	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$115,000.00</b>	<b>\$115,000.00</b>	<b>\$115,000.00</b>	<b>\$115,000.00</b>	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software, Staff Development Training, Marketing.	1408	595 Units	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	
PHA-WIDE	b. Drug prevention activities	1408	595 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	\$18,000.00	\$18,000.00	\$18,000.00	\$9,000.00	In Progress
	<b>Subtotal</b>			<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$9,000.00</b>	
PHA-WIDE	d. Resident patrol	1408	595 Units	\$5,000.00	\$4,723.05	\$4,723.05	\$3,246.10	In Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>	<b>\$4,723.05</b>	<b>\$4,723.05</b>	<b>\$3,246.10</b>	
PHA-WIDE	e. Toccoa police assistance	1408	LS	\$18,000.00	\$16,500.00	\$16,500.00	\$16,500.00	Completed
	<b>Subtotal</b>			<b>\$18,000.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>	
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$11,165.00	In Progress
	<b>Subtotal</b>			<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$11,165.00</b>	
PHA-WIDE	g. Read at Home Program	1408	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed
	<b>Subtotal</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	
	<b>SUBTOTAL</b>			<b>\$139,000.00</b>	<b>\$137,223.05</b>	<b>\$137,223.05</b>	<b>\$42,911.10</b>	
	<u>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	595 Units	\$87,330.00	\$87,606.95	\$87,606.95	\$87,606.95	Completed
	<b>SUBTOTAL</b>			<b>\$87,330.00</b>	<b>\$87,606.95</b>	<b>\$87,606.95</b>	<b>\$87,606.95</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	595 Units	\$30,000.00	\$29,776.00	\$29,776.00	\$9,933.27	In Progress
	<b>Subtotal</b>			<b>\$30,000.00</b>	<b>\$29,776.00</b>	<b>\$29,776.00</b>	<b>\$9,933.27</b>	
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.	1430.2	595 Units	\$3,000.00	\$3,500.00	\$3,500.00	\$3,500.00	Complete
	<b>Subtotal</b>			<b>\$3,000.00</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	
PHA-WIDE	c. Add Clerk of works.	1430.3	595 Units	\$0.00	\$60,000.00	\$60,000.00	\$49,741.44	In Progress
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$49,741.44</b>	
	<b>SUBTOTAL</b>			<b>\$33,000.00</b>	<b>\$93,276.00</b>	<b>\$93,276.00</b>	<b>\$63,174.71</b>	
	<u>DWELLING STRUCTURES</u>							
PHA-WIDE	a. Install additional carbon monoxide detectors	1460	500 Units	\$15,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-44	b. Install bathroom exhaust fans	1460	12 Units	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$0.00</b>	
GA284-3	c. Complete mod. of 25 units. (Phase II)	1460	25 Units	\$303,903.00	\$396,898.00	\$396,898.00	\$28,149.99	In Progress
	<b>Subtotal</b>			<b>\$303,903.00</b>	<b>\$396,898.00</b>	<b>\$396,898.00</b>	<b>\$28,149.99</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-3	d. Stainless steel screen & storm doors	1460	30 Units	\$25,000.00	\$0.00	\$0.00	\$0.00	Deferred
GA284-44		1460	12 Units	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$31,000.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	
GA284-44	e. New windows & SS window screens	1460	12 Units	\$36,000.00	\$58,590.00	\$58,590.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$36,000.00</b>	<b>\$58,590.00</b>	<b>\$58,590.00</b>	<b>\$0.00</b>	
GA284-33,36,25 22 & 21	f. LBP abatement	1460	64 Units	\$18,471.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>Subtotal</b>			<b>\$18,471.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-8	g. Reroof buildings.	1460	45 Units	\$35,000.00	\$0.00	\$0.00	\$0.00	Funged to 2005
GA284-44	*Add same work for GA284-44 w/fung. from 2004.	1460	12 Units	\$15,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA284-51	h. Add Renovate Bathrooms w/fung. from 2005	1460	4 Units	\$58,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$58,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$515,374.00</b>	<b>\$464,488.00</b>	<b>\$464,488.00</b>	<b>\$28,149.99</b>	
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators (\$300.00 Each)	1465.1	33 Each	\$10,000.00	\$10,000.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>NON-DWELLING STRUCTURES</u>							
GA284-3	Remodel Community Center & make more accessible to disabled.	1470	LS	\$25,000.00	\$18,610.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>	<b>\$18,610.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase Computer Equipment	1475	595 Units	\$20,500.00	\$20,500.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$20,500.00</b>	<b>\$20,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEMOLITION</u>							
PHA-Wide	Demolition	1485	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>RELOCATION COSTS</u>							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	\$500.00	\$500.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>CONTINGENCY</u>							
PHA-Wide	Contingency	1502	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$947,204.00</b>	<b>\$947,204.00</b>	<b>\$897,594.00</b>	<b>\$336,842.75</b>	

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part III: Implementation Schedule**

<b>PHA Name: North East Georgia Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P28450106</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-1	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-2	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-3	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-4	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-5	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-6	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-7	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-8	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-11	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-12	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-13	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-16	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-21	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-22	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-23	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-25	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-26	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-28	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-36	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-44	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates
GA284-51	9/30/08	7/17/08		9/30/10	7/17/10		Per LOCC's Contract Dates

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

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

PHA Name: North East Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/07  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	\$174,650.00		\$0.00	\$0.00
3	1408 Management Improvements	\$159,000.00		\$0.00	\$0.00
4	1410 Administration	\$87,300.00		\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$23,381.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,519.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$385,232.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$25,000.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$45,000.00		\$0.00	\$0.00
14	1485 Demolition	\$500.00		\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$500.00		\$0.00	\$0.00
18	1499 Development Activities	\$500.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$500.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$922,082.00		\$0.00	\$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	\$73,000.00		\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$26,857.00		\$0.00	\$0.00

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
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	Operations	1406	595 Units	\$174,650.00		\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$174,650.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software, Staff Development Training, Marketing.	1408	595 Units	\$50,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$50,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	b. Drug prevention activities	1408	595 Units	\$10,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$10,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	c. Boys & Girls Club support	1408	595 Units	\$18,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$18,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	d. Resident patrol	1408	595 Units	\$5,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	e. Toccoa police assistance	1408	LS	\$18,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$18,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	f. Toccoa private duty policeman	1408	LS	\$50,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$50,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	g. Read at Home Program	1408	LS	\$3,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$3,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	h. Energy Conservation Resident Education	1408	LS	\$5,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$159,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
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>ADMINISTRATION</u>							
PHA-WIDE	Administration	1410	595 Units	\$87,300.00		\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$87,300.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	595 Units	\$19,881.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$19,881.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.	1430.2	595 Units	\$3,500.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$3,500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$23,381.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>SITE IMPROVEMENTS</u>							
GA284-22	Additional parking	1450	LS	\$10,519.00		\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$10,519.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA284-1	a. Complete mod. (Phase I)	1460	15 Units	\$298,766.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$298,766.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA284-2	b. Water saving toilets	1460	42 Units	\$8,800.00		\$0.00	\$0.00	No Progress
GA284-4		1460	20 Units	\$4,400.00		\$0.00	\$0.00	No Progress
GA284-8		1460	45 Units	\$9,000.00		\$0.00	\$0.00	No Progress
GA284-13		1460	24 Units	\$4,800.00		\$0.00	\$0.00	No Progress
GA284-23		1460	10 Units	\$2,000.00		\$0.00	\$0.00	No Progress
GA284-25		1460	24 Units	\$4,800.00		\$0.00	\$0.00	No Progress
GA284-26		1460	24 Units	\$4,800.00		\$0.00	\$0.00	No Progress
GA284-28		1460	50 Units	\$10,000.00		\$0.00	\$0.00	No Progress
GA284-36		1460	20 Units	\$4,000.00		\$0.00	\$0.00	No Progress
GA284-51		1460	29 Units	\$7,009.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$59,609.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
GA284-2	d. Add attic insulation	1460	42 Units	\$24,817.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$24,817.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
GA284-13	e. Install energy efficient lighting	1460	24 Units	\$2,040.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$2,040.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$385,232.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators (\$300.00 Each)	1465.1	33 Each	\$10,000.00		\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$10,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>NON-DWELLING STRUCTURES</u>							
GA284-1	Remodel Community Center & make more accessible to disabled.	1470	LS	\$25,000.00		\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07

### Part II: Supporting Pages

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>GA06P28450107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
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>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	a. Purchase Computer Equipment	1475	LS	\$10,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$10,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
PHA-Wide	b. Replace tractor	1475	LS	\$35,000.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$35,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$45,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEMOLITION</u>							
PHA-Wide	Demolition	1485	LS	\$500.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>RELOCATION COSTS</u>							
PHA-Wide	Relocation of Tenants	1495.1	5 Each	\$500.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$500.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>CONTINGENCY</u>							
PHA-Wide	Contingency	1502	LS	\$500.00		\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$922,082.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**  
**Part III: Implementation Schedule**

PHA Name: North East Georgia Housing Authority		Grant Type and Number Capital Fund Program No: <b>GA06P28450107</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates.
GA284-1	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-2	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-3	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-4	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-5	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-6	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-7	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-8	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-11	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-12	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-13	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-16	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-21	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-22	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-23	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-25	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-26	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-28	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-36	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-44	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates
GA284-51	9/30/09	9/12/09		9/30/11	9/12/11		Per LOCC's Contract Dates

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

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	
3	1408 Management Improvements	<b>\$8,000.00</b>	<b>\$6,472.50</b>	<b>\$6,472.50</b>	<b>\$1,599.40</b>	
4	1410 Administration	<b>\$6,400.00</b>	<b>\$7,566.00</b>	<b>\$7,566.00</b>	<b>\$7,566.00</b>	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	<b>\$11,009.00</b>	<b>\$11,009.00</b>	<b>\$11,009.00</b>	<b>\$11,009.00</b>	
8	1440 Site Acquisition					
9	1450 Site Improvement	<b>\$72,191.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
10	1460 Dwelling Structures	<b>\$109,200.00</b>	<b>\$183,252.50</b>	<b>\$183,252.50</b>	<b>\$32,016.31</b>	
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$1,011.00</b>	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
18	1499 Development Activities	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
19	1501 Collateralization or Debt Service	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
20	1502 Contingency	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$233,300.00</b>	<b>\$233,300.00</b>	<b>\$233,300.00</b>	<b>\$73,201.71</b>	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>							
	Operation-Subsidy	1406	155 Units	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	Computer Training & Software. Staff	1408	155 Units	\$8,000.00	\$6,472.50	\$6,472.50	\$1,599.40	In Progress
	Development Training, Marketing							
	<b>SUBTOTAL</b>			<b>\$8,000.00</b>	<b>\$6,472.50</b>	<b>\$6,472.50</b>	<b>\$1,599.40</b>	
PHA-WIDE	<u>Administration</u>							
	Administration Subsidy	1410	155 Units	\$6,400.00	\$7,566.00	\$7,566.00	\$7,566.00	Completed
	<b>SUBTOTAL</b>			<b>\$6,400.00</b>	<b>\$7,566.00</b>	<b>\$7,566.00</b>	<b>\$7,566.00</b>	
PHA-WIDE	<u>FEES &amp; COSTS</u>							
	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	155 Units	\$10,159.00	\$10,159.00	\$10,159.00	\$10,159.00	Completed
	<b>Subtotal</b>			<b>\$10,159.00</b>	<b>\$10,159.00</b>	<b>\$10,159.00</b>	<b>\$10,159.00</b>	
PHA-WIDE	b. Consultant Fees	1430.2	155 Units	\$850.00	\$850.00	\$850.00	\$850.00	Completed
	Hire Consultant to assist with preparation of Agency Plan Budgets & Five-Year Plan. Fees to be negotiated. Contract Labor.							
	<b>Subtotal</b>			<b>\$850.00</b>	<b>\$850.00</b>	<b>\$850.00</b>	<b>\$850.00</b>	
	<b>SUBTOTAL</b>			<b>\$11,009.00</b>	<b>\$11,009.00</b>	<b>\$11,009.00</b>	<b>\$11,009.00</b>	

Capital Fund Program Tables

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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>SITE IMPROVEMENTS</u>							
PHA-Wide	Landscaping	1450	155 Units	\$22,191.00	\$0.00	\$0.00	\$0.00	Deferred
GA082-8	Site Improvements	1450	50 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>SUBTOTAL</b>			<b>\$72,191.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA082-1	a. Convert units for disabled	1460	2 Units	\$65,700.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$65,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-1	b. Replace pressure reducing valves	1460	23 Units	\$6,000.00	\$0.00	\$0.00	\$0.00	
	<b>Subtotal</b>			<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-3	c. Roll-in shower conversion	1460	2 Units	\$5,000.00	\$0.00	\$0.00	\$0.00	Deferred
GA082-6	(Phase I)	1460	3 Units	\$7,500.00	\$0.00	\$0.00	\$0.00	Deferred
GA082-8		1460	4 Units	\$10,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$22,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-8	d. Replace hot water heaters	1460	50 Units	\$15,000.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>Subtotal</b>			<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-1	e. Add renovate exterior of buildings w/fung. From 2006.	1460	23 Units	\$0.00	\$82,000.00	\$82,000.00	\$24,664.50	Added/ In Progress
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$82,000.00</b>	<b>\$82,000.00</b>	<b>\$24,664.50</b>	
GA082-3	f. Add Install additional carbon monoxide detectors w/fung. from 2006.	1460	26 Units	\$0.00	\$7,738.75	\$7,738.75	\$7,351.81	Added/ In Progress
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$7,738.75</b>	<b>\$7,738.75</b>	<b>\$7,351.81</b>	
GA082-8	g. Add Complete Mod of Interiors w/fung. From 2006.	1460	50 Units	\$0.00	\$93,513.75	\$93,513.75	\$0.00	Added/ In Progress
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$93,513.75</b>	<b>\$93,513.75</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$109,200.00</b>	<b>\$183,252.50</b>	<b>\$183,252.50</b>	<b>\$32,016.31</b>	

Capital Fund Program Tables

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #3**

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

**9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-Wide	a. Replace Ranges (Where needed)	1465.1	6 Units	\$3,000.00	\$3,000.00	\$3,000.00	\$1,011.00	In Progress
	<b>SUBTOTAL</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$1,011.00</b>	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase Computer Equipment & Software	1475	LS	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	In Progress
	<b>SUBTOTAL</b>			<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	
PHA-Wide	<u>RELOCATION</u>							
	Relocate tenants as needed	1495.1	5 each	\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Determine Feasibility, Mod Used for Development	1499	1 Each	\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>COLLATERIZATION OR DEBT SERVICE</u>							
PHA-Wide	Collaterization or debt service	1501	LS	\$0.00	\$0.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>CONTINGENCY</u>							
PHA-Wide	Contingency	1502	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$233,300.00</b>	<b>\$233,300.00</b>	<b>\$233,300.00</b>	<b>\$73,201.71</b>	



<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
3	1408 Management Improvements	\$20,000.00	\$20,000.00	\$1,000.00	\$1,000.00	
4	1410 Administration	\$22,268.00	\$22,268.00	\$22,268.00	\$6,434.47	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$8,500.00	\$9,020.00	\$9,020.00	\$3,842.07	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$115,772.00	\$115,772.00	\$91,986.25	\$0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$10,500.00	\$10,500.00	\$0.00	\$0.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$500.00	\$500.00	\$0.00	\$0.00	
18	1499 Development Activities	\$500.00	\$480.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$500.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$241,540.00	\$241,540.00	\$160,274.25	\$47,276.54	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #2**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	Operation-Subsidy	1406	155 Units	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	Completed
	<b>SUBTOTAL</b>			<b>\$36,000.00</b>	<b>\$36,000.00</b>	<b>\$36,000.00</b>	<b>\$36,000.00</b>	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software. Staff Development Training, Marketing	1408	155 Units	\$18,000.00	\$18,000.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PHA-WIDE	b. Drug prevention activities	1408	155 Units	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	In Progress
	<b>Subtotal</b>			<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	
	<b>SUBTOTAL</b>			<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	
	<u>Administration</u>							
PHA-WIDE	Administration Subsidy	1410	155 Units	\$22,268.00	\$22,268.00	\$22,268.00	\$6,434.47	In Progress
	<b>SUBTOTAL</b>			<b>\$22,268.00</b>	<b>\$22,268.00</b>	<b>\$22,268.00</b>	<b>\$6,434.47</b>	
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	155 Units	\$7,500.00	\$7,770.00	\$7,770.00	\$2,592.07	In Progress
	<b>Subtotal</b>			<b>\$7,500.00</b>	<b>\$7,770.00</b>	<b>\$7,770.00</b>	<b>\$2,592.07</b>	
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & 5 Yr. Plan.	1430.2	155 Units	\$1,000.00	\$1,250.00	\$1,250.00	\$1,250.00	Completed
	<b>Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,250.00</b>	<b>\$1,250.00</b>	<b>\$1,250.00</b>	
	<b>SUBTOTAL</b>			<b>\$8,500.00</b>	<b>\$9,020.00</b>	<b>\$9,020.00</b>	<b>\$3,842.07</b>	

Capital Fund Program Tables

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #2**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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>SITE IMPROVEMENTS</u>							
PHA-WIDE	Landscaping	1450	155 Units	\$25,000.00	\$25,000.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA082-1	a. Renovate exterior of buildings	1460	23 Units	\$48,772.00	\$0.00	\$0.00	\$0.00	Funged to 2005
	<b>Subtotal</b>			<b>\$48,772.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-3	b. Install additional carbon monoxide detectors	1460	30 Units	\$3,000.00	\$0.00	\$0.00	\$0.00	Funged to 2005
	<b>Subtotal</b>			<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-8	c. Install separate vents in attics	1460	32 Units	\$10,000.00	\$10,000.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-8	d. Install tub handrails	1460	32 Units	\$5,000.00	\$5,000.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA082-8	e. Complete mod of interiors (Phase I)	1460	7 Units	\$49,000.00	\$91,986.25	\$91,986.25	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$49,000.00</b>	<b>\$91,986.25</b>	<b>\$91,986.25</b>	<b>\$0.00</b>	
GA082-8	f. Add install water saving toilets w/fung. from 2007.	1460	50 Units	\$0.00	\$8,785.75	\$0.00	\$0.00	Added
	<b>Subtotal</b>			<b>\$0.00</b>	<b>\$8,785.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$115,772.00</b>	<b>\$115,772.00</b>	<b>\$91,986.25</b>	<b>\$0.00</b>	
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-WIDE	Replace Ranges (Where needed)	1465.1	4 Units	\$2,000.00	\$2,000.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Capital Fund Program Tables

**Annual Statement/Performance and Evaluation Report**

**Budget Revision #2**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07**

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>NON-DWELLING EQUIPMENT</u>							
	Computer Equipment	1475	155 Units	\$10,500.00	\$10,500.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$10,500.00</b>	<b>\$10,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>RELOCATION</u>							
	Relocate tenants as needed	1495.1	5 each	\$500.00	\$500.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Determine Feasibility, Mod Used for Development	1499	1 Each	\$500.00	\$480.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$480.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>CONTINGENCY</u>							
PHA-WIDE	Contingency	1502	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>SUBTOTAL</b>			<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$241,540.00</b>	<b>\$241,540.00</b>	<b>\$160,274.25</b>	<b>\$47,276.54</b>	



<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Housing Authority of the City of Cornelia, Cornelia, Georgia		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	<b>\$33,400.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
3	1408 Management Improvements	<b>\$25,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
4	1410 Administration	<b>\$22,250.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	<b>\$9,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	<b>\$119,043.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$2,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
12	1470 Nondwelling Structures	<b>\$30,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
18	1499 Development Activities	<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
19	1501 Collateralization or Debt Service					
20	1502 Contingency	<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$242,193.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
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) 9/30/07

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
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	Operation-Subsidy	1406	155 Units	\$33,400.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$33,400.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	a. Computer Training & Software. Staff Development Training, Marketing	1408	155 Units	\$20,000.00		\$0.00	\$0.00	No Auth. To
	<b>Subtotal</b>			<b>\$20,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
PHA-WIDE	b. Drug prevention activities	1408	155 Units	\$5,000.00		\$0.00	\$0.00	No Auth. To
	<b>Subtotal</b>			<b>\$5,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<b>SUBTOTAL</b>			<b>\$25,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>Administration</u>							
PHA-WIDE	Administration Subsidy	1410	155 Units	\$22,250.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$22,250.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	155 Units	\$7,750.00		\$0.00	\$0.00	No Auth. To
	<b>Subtotal</b>			<b>\$7,750.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
PHA-WIDE	b. Consultant Fees Hire Consultant to assist with preparation of Agency Plan Budgets & 5 Yr. Plan.	1430.2	155 Units	\$1,250.00		\$0.00	\$0.00	No Auth. To
	<b>Subtotal</b>			<b>\$1,250.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<b>SUBTOTAL</b>			<b>\$9,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 9/30/07

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cornelia, Cornelia, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08250107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
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>DWELLING STRUCTURES</u>							
GA082-1	a. Install water saving toilets	1460	23 Units	\$4,600.00		\$0.00	\$0.00	No Auth. To
GA082-2		1460	2 Units	\$400.00		\$0.00	\$0.00	Date
GA082-3		1460	30 Units	\$6,400.00		\$0.00	\$0.00	“
GA082-6		1460	50 Units	\$10,000.00		\$0.00	\$0.00	“
GA082-8	b. Complete mod of interiors (Phase II)	1460	50 Units	\$97,643.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$119,043.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>DWELLING EQUIPMENT</u>							
	<u>NONEXPENDABLE</u>							
PHA-WIDE	Replace ranges & refrigerators	1465.1	4 Units	\$2,000.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$2,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>NON-DWELLING STRUCTURES</u>							
GA082-8	Renovate site office & community room	1470	LS	\$30,000.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$30,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
PHA-WIDE	<u>RELOCATION</u>							
	Relocate tenants as needed	1495.1	5 each	\$500.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Determine Feasibility, Mod Used for Development	1499	1 Each	\$500.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<u>CONTINGENCY</u>							
PHA-WIDE	Contingency	1502	LS	\$500.00		\$0.00	\$0.00	No Auth. To
	<b>SUBTOTAL</b>			<b>\$500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	Date
	<b>GRAND TOTAL</b>			<b>\$242,193.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	

