PHA Plans

Streamlined Annual Version

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan for Fiscal Year: 2008
PHA Name:
Northwest Georgia Housing Authority

GA285v02

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

Streamlined Annual PHA Plan
Agency Identification

PHA Name: Northwest Georgia Housing Authority **PHA Number:** GA285

PHA Fiscal Year Beginning: 01/2008

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**

Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

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

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

PHA Plan Contact Information:

Name: **Sandra D. Hudson** Phone: **706-378-3940**
TDD: **706-295-5935** Email (if available): **shudson@nwgha.com**

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.
If yes, select all that apply:
☒ Main administrative office of the PHA
☒ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

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

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

☒ 1. Site-Based Waiting List Policies Page 4
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
☒ 2. Capital Improvement Needs Page 5
903.7(g) Statement of Capital Improvements Needed
☐ 3. Section 8(y) Homeownership Page 6
903.7(k)(1)(i) Statement of Homeownership Programs
☐ 4. Project-Based Voucher Programs Page 7
☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
☐ 6. Supporting Documents Available for Review
☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report Page 11
☒ 8. Capital Fund Program 5-Year Action Plan Page 17
☒ 9. Attachment A – Bond Pool Budget
☒ 10. Attachment B – FY2006 P& E Budget
☒ 13. Attachment C – Definition of Substantial Deviation, Significant Amendment or Modification
☒ 14. Attachment D – Membership of the Resident Advisory Board or Boards
☒ 15. Attachment E – Resident Member on the PHA Governing Board
☒ 16. Attachment F – Housing Replacement Funding
☒ 17. Attachment G – Deconcentration
☒ 18. Attachment H – Family Violence Policy

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:
Form HUD-50070, *Certification for a Drug-Free Workplace;*
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and
Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities*.

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	**Date Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics** **(2006)**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL** **(2007)**	**Percent change between initial and current mix of Racial, Ethnic, or Disability demographics**
HIGHT HOMES 501	07/26/2000	52-W; 30-B; 1-H; 4-D	42-W; 23-B; 1-H; 6-D	-19%W; -23%B; 0%H; 0%D
ALTOVIEW 502	07/26/2000	3-W; 15-B; 1-D	2-2; 14-B; 0-H; 1-D	-33%W; -06%B; 0%D
GRAHAM HOMES 503	07/26/2000	14-W; 30-B; 2-H; 1-D	10-W, 28-B; 2-H; 1-D	-28%W; -06%B; 0%H; 0%D
PARK HOMES 504	07/26/2000	5-W; 18-B; 1-H	5-W; 21-B; 1-H; 1-D	0%W; 17%B; 0%H; 100%D
FAIRGROUNDS 506	07/26/2000	8-W; 10-B	6-W; 19-B; 0-H; 0-D	33%W; 90%B; 0%H; 0%D
MAIN HIGH 507	07/26/2000	13-W; 70-B; 1-D	17-W; 82-B; 0-H; 2-D	31%W; 17%B; 50%D
WILLINGHAM VILLAGE 508	07/26/2000	35-W; 40-B; 1-H; 4-D	28-W; 41-B; 4-H; 1-D	-20%W; 2%B; 300%H; -75%D
WESTVIEW 512	07/26/2000	1-W; 5-B	3-W; 0-B; 0-H; 0-D	200%W; -500%B
BOOKER T. WASHINGTON 513	07/26/2000	4-W; 2-B	3-W; 1-B; 0-H; 0-D	-57%W; -75%B
EASTVIEW 514	07/26/2000	3-W; 2-B		

2. What is the number of site based waiting list developments to which families may apply at one time? **3**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **3**

4. ☐ Yes ☒ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

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

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?
3. ☒ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists? **3**

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. ☒ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

5. ☒ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
GA285-501 Charles Hight Homes – (AMP#285100104)
Plans are to submit disposition application to SAC to sell Charles Hight Homes - 8.5 acres of land and to re-build 30 of the 149 units at a different location.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program
☐ Yes ☒ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

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

b. PHA-established eligibility criteria

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

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

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

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

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

☒ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): **Appalachian Housing Counseling Agency – HUD approved**

☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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

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

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

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

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

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

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
N/A	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report **GA285v02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Northwest Georgia Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550108** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2008**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	**272,455.56**			
3	1408 Management Improvements	**285,023.76**			
4	1410 Administration	**186,227.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**0**			
8	1440 Site Acquisition	**0**			
9	1450 Site Improvement	**15,000.00**			
10	1460 Dwelling Structures	**599,500.00**			
11	1465.1 Dwelling Equipment—Nonexpendable	**63,400.00**			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	**6,000.00**			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	9002 Loan Debt Obligation	**434,671.68**			
22	Amount of Annual Grant: (sum of lines 2 – 20)	**1,862,278.00**			
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security – Soft Costs				
26	Amount of Line 21 Related to Security – Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report **GA285v02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550108** 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	
PHA WIDE	**Transfer to Operation**	**1406**		272,455.56				
	TOTAL 1406			**272,455.56**				
PHA WIDE	**Management Improvement**							
	Finance Staff	**1408**		15,107.00				
	Investigator w/benefits	**1408**		58,500.00				
	Staff Training	**1408**		15,000.00				
	Resident Initiative Program	**1408**		58,500.00				
	Security Salary	**1408**	**5**	78,000.00				
	Security Highrises w/benefits	**1408**		32,448.00				
	Computer System/Software	**1408**		27,468.76				
	TOTAL 1408			**285,023.76**				
PHA WIDE	**Administration**							
	Administrative	**1410**		13,416.00				
	Modernization	**1410**		172,811.00				
	TOTAL 1410			**186,227.00**				

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

Annual Statement/Performance and Evaluation Report **GA285v02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550108** 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	
	Site Improvement							
GA 285-508	Greenery & Landscaping	**1450**	**10**	15,000.00				
	TOTAL 1450			**15,000.00**				
	Dwelling Structures							
GA 285-508	Demolition & Patching	**1460**	**10 Units**	5,000.00				
	Asbestos Removal	**1460**	**10 Units**	20,000.00				
	New Insulation	**1460**	**10 Units**	7,000.00				
	Carpentry	**1460**	**10 Units**	35,000.00				
	Concrete Floor Repair	**1460**	**10 Units**	49,000.00				
	Doors & Windows	**1460**	**10 Units**	82,000.00				
	Flooring	**1460**	**10 Units**	24,000.00				
	Drywall	**1460**	**10 Units**	35,000.00				
	Painting	**1460**	**10 Units**	4,000.00				
	Plumbing & Fixtures	**1460**	**10 Units**	65,000.00				
	HVAC	**1460**	**10 Units**	42,000.00				
	Electrical & Fixtures	**1460**	**10 Units**	55,000.00				
	New Cabinets	**1460**	**10 Units**	45,000.00				
	SUBTOTAL 1460			**468,000.00**				

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

Annual Statement/Performance and Evaluation Report **GA285v02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550108** 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	
	Dwelling Structures							
GA 285-505	Replace Flooring	**1460**	**20**	20,000.00				
GA 285-509	Replace Flooring	**1460**	**20**	20,000.00				
GA285-511	Replace Flooring	**1460**	**20**	20,000.00				
	SUBTOTAL 1460			**60,000.00**				
	Dwelling Structures							
GA 285-513	Add Air Conditioning	**1460**	**20**	71,500.00				
	SUBTOTAL 1460			**71,500.00**				
	TOTAL 1460			**599,500.00**				
	Dwelling Equipment							
GA 285-505	Refrigerators	**1465.1**	**30**	10,500.00				
GA 285-509	Refrigerators	**1465.1**	**30**	10,500.00				
GA 285-511	Refrigerators	**1465.1**	**30**	10,500.00				
GA 285-504	Stoves & Refrigerators	**1465.1**	**10/10**	6,000.00				
GA285-506	Stoves & Refrigerators	**1465.1**	**36/36**	19,900.00				
GA285-508	Stoves & Refrigerators	**1465.1**	**10/10**	6,000.00				
	TOTAL 1465.1			**63,400.00**				

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

PHA Name: **Northwest Georgia Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550108** 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	
	Relocation Costs							
GA 285-508	Relocation	**1495.1**	**10**	6,000.00				
	TOTAL 1495.1			**6,000.00**				
PHA WIDE	**Loan Debt Obligation**	**9002**		**434,671.68**				
	GRAND TOTAL			**1,862,278.00**				

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

Annual Statement/Performance and Evaluation Report **GA285v02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program No: **GA06P28550108** 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 1406	**10/1/2008**			**6/30/2009**			
PHA WIDE 1408	**10/1/2008**			**12/31/2009**			
PHA WIDE 1410	**10/1/2008**			**12/31/2009**			
508 Willingham Village 1450	**1/1/2009**			**12/31/2009**			
508 Willingham Village 1460	**1/1/2009**			**12/31/2009**			
508 Willingham Village 1495.1	**10/1/2008**			**6/30/2010**			
PHA WIDE – 9002 Loan Debt Obligation	**10/1/2008**			**6/30/2009**			
513 Booker T 1460	**1/1/2009**			**12/31/2009**			
505, 509, 511 Highrises 1460	**1/1/2009**			**12/31/2009**			
505, 508, 511, 501, 504 –1465.1	**1/1/2009**			**12/31/2009**			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part I: Summary**					**GA285v02**
PHA Name: **Northwest Georgia Housing Authority**				☐**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: **GA06P28550109** PHA FY: **2009**	Work Statement for Year 3 FFY Grant: **GA06P28550110** PHA FY: **2010**	Work Statement for Year 4 FFY Grant: **GA06P28550111** PHA FY: **2011**	Work Statement for Year 5 FFY Grant: **GA06P28550112** PHA FY: **2012**
	Annual Statement				
1406 Operations – PHA WIDE		**313,824.32**	**278,824.32**	**189,824.32**	**115,824.32**
1408 Mgmt. Imp. – PHA WIDE		**277,555.00**	**277,555.00**	**277,555.00**	**277,555.00**
1410 Admin.– PHA WIDE		**186,227.00**	**186,227.00**	**186,227.00**	**186,227.00**
1430 Fees & Cost – GA 508		**30,000.00**	**30,000.00**	**30,000.00**	**30,000.00**
1450 Site Improv. –GA 508		**15,000.00**	**15,000.00**	**60,000.00**	**15,000.00**
1460 Dwelling Structures 501/505/507/508/512		**568,000.00**	**598,000.00**	**678,000.00**	**770,000.00**
1465.1 Dwelling Equipment 508/511		**31,000.00**	**36,000.00**	**00**	**27,000.00**
1495.1 Relocation – GA508		**6,000.00**	**6,000.00**	**6,000.00**	**6,000.00**
9002 Loan Debt Obligation – PHA WIDE		**434,671.68**	**434,671.68**	**434,671.68**	**434,671.68**
CFP Funds Listed for 5-year planning		**1,862,278.00**	**1,862,278.00**	**1,862,278.00**	**1,862,278.00**
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities				GA285v02		
Activities for Year 1	Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009			Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**PHA WIDE**	**1406Operating Subsidy**	**313,824.32**	**PHA WIDE**	**1406Operating Subsidy**	**278,824.32**
Annual	**PHA WIDE**	**1408 Management Improvements**		**PHA WIDE**	**1408 Management Improvements**	
Statement		Finance Staff	15,107.00		Finance Staff	15,107.00
		Investigator Salary w/benefits	58,500.00		Investigator Salary w/benefits	58,500.00
		Staff Training	15,000.00		Staff Training	15,000.00
		Resident Services	58,500.00		Resident Services	58,500.00
		Security	78,000.00		Security	78,000.00
		Security Highrises	32,448.00		Security Highrises	32,448.00
		Computer System/Software	20,000.00		Computer System/Software	20,000.00
		1408 TOTAL	**277,555.00**		**1408 TOTAL**	**277,555.00**
	PHA WIDE	**1410 Administration**		**PHA WIDE**	**1410 Administration**	
		Administrative Salaries	13,416.00		Administrative Salaries	13,416.00
		Modernization Salaries	172,811.00		Modernization Salaries	172,811.00
		1410 TOTAL	**186,227.00**		**1410 TOTAL**	**186,227.00**
		1430 Fees & Costs			**1430 Fees & Costs**	
	GA 508	Clerk of the Works/ Arch.	30,000.00	**GA 508**	Clerk of the Works/ Arch.	30,000.00
		1430 TOTAL	**30,000.00**		**1430 TOTAL**	**30,000.00**
		1450 Site Improvement			**1450 Site Improvement**	
	GA 508	Landscaping/Greenery	15,000.00	**GA 508**	Landscaping/Greenery	15,000.00
		1450 TOTAL	**15,000.00**		**1450 TOTAL**	**15,000.00**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009			Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	1460 Dwelling Structures				
GA 508	Demolition & Patching	5,000.00		**1460 Dwelling Structures**	
	Asbestos Removal	20,000.00	**GA 507**	Roofing	30,000.00
	New Insulation	7,000.00		**1460 SUBTOTAL**	**30,000.00**
	Carpentry	35,000.00			
	Concrete Floor Repair	49,000.00		**1460 Dwelling Structures**	
	Doors & Windows	82,000.00	**GA 508**	Demolition & Patching	5,000.00
	Flooring	24,000.00		Asbestos Removal	20,000.00
	Drywall	35,000.00		New Insulation	7,000.00
	Painting	4,000.00		Carpentry	35,000.00
	Plumbing & Fixtures	65,000.00		Concrete Floor Repair	49,000.00
	HVAC	42,000.00		Doors & Windows	82,000.00
	Electrical & Fixtures	55,000.00		Flooring	24,000.00
	Cabinets	45,000.00		Drywall	35,000.00
	1460 SUBTOTAL	**468,000.00**		Painting	4,000.00
				Plumbing & Fixtures	65,000.00
	1460 Dwelling Structures			HVAC	42,000.00
GA 505	Replace Flooring	10,000.00		Electrical & Fixtures	55,000.00
GA 509	Replace Flooring	10,000.00		Cabinets	45,000.00
GA 511	Replace Flooring	10,000.00		**1460 SUBTOTAL**	**468,000.00**
GA 512	New HVAC	70,000.00			
	1460 SUBTOTAL	**100,000.00**		**1460 Dwelling Structures**	
	1460 TOTAL	**568,000.00**	**GA 505**	Replace Flooring	10,000.00
			GA 509	Replace Flooring	10,000.00
			GA 511	Replace Flooring	10,000.00
			GA 512	New HVAC	70,000.00
				1460 SUBTOTAL	**100,000.00**
				1460 TOTAL	**598,000.00**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2009 FFY Grant: GA06P28550109 PHA FY: 2009			Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	1465.1 Dwelling Equipment			**1465.1 Dwelling Equipment**	
GA 508	Stoves & Refrigerators	6,000.00	**GA 508**	Stoves & Refrigerators	6,000.00
GA 505	Refrigerators	8,000.00	**GA 505**	Stoves & Refrigerators	6,000.00
GA 509	Refrigerators	8,000.00	**GA 509**	Stoves & Refrigerators	6,000.00
GA 511	Refrigerators	9,000.00	**GA 511**	Stoves & Refrigerators	6,000.00
	1465.1 TOTAL	**31,000.00**	**GA 504**	Stoves & Refrigerators	6,000.00
			GA 506	Stoves & Refrigerators	6,000.00
				1465.1 TOTAL	**36,000.00**
	1495.1 Relocation Costs			**1495.1 Relocation Costs**	
GA 508	Relocation Cost	6,000.00	**GA 508**	Relocation Cost	6,000.00
	1495.1 TOTAL	**6,000.00**		**1495.1 TOTAL**	**6,000.00**
PHA WIDE	**9002 Loan Debt Obligation**	**434,671.68**	**PHA WIDE**	**9002 Loan Debt Obligation**	**434,671.68**
Total CFP Estimated Cost		**$1,862,278.00**			**$1,862,278.00**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2011 FFY Grant: GA06P28550111 PHA FY: 2011			Activities for Year: 2012 FY Grant: GA06P28550112 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA WIDE	**1406Operating Subsidy**	**189,824.32**	**PHA WIDE**	**1406Operating Subsidy**	**115,824.32**
PHA WIDE	**1408 Management Improvements**		**PHA WIDE**	**1408 Management Improvements**	
	Finance Staff	15,107.00		Finance Staff	15,107.00
	Investigator Salary w/benefits	58,500.00		Investigator Salary w/benefits	58,500.00
	Staff Training	15,000.00		Staff Training	15,000.00
	Resident Services	58,500.00		Resident Services	58,500.00
	Security	78,000.00		Security	78,000.00
	Security Highrises	32,448.00		Security Highrises	32,448.00
	Computer System/Software	20,000.00		Computer System/Software	20,000.00
	1408 TOTAL	**277,555.00**		**1408 TOTAL**	**277,555.00**
PHA WIDE	**1410 Administration**		**PHA WIDE**	**1410 Administration**	
	Administrative Salaries	13,416.00		Administrative Salaries	13,416.00
	Modernization Salaries	172,811.00		Modernization Salaries	172,811.00
	1410 TOTAL	**186,227.00**		**1410 TOTAL**	**186,227.00**
	1430 Fees & Costs			**1430 Fees & Costs**	
GA 508	Clerk of the Works/ Arch.	30,000.00	**GA 508**	Clerk of the Works/ Arch.	30,000.00
	1430 TOTAL	**30,000.00**		**1430 TOTAL**	**30,000.00**
	1450 Site Improvement			**1450 Site Improvement**	
GA 508	Landscaping/Greenery	15,000.00	**GA 508**	Landscaping/Greenery	15,000.00
	1450 SUBTOTAL	**15,000.00**		**1450 TOTAL**	**15,000.00**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2011 FFY Grant: GA06P28550111 PHA FY: 2011			Activities for Year: 2012 FY Grant: GA06P28550112 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	1450 Site Improvement			**1460 Dwelling Structures**	
GA 505	Sewer Replacement /Check Valves	15,000.00	**GA 508**	Demolition & Patching	5,000.00
GA509	Sewer Replacement/Check Valves	15,000.00		Asbestos Removal	20,000.00
GA 511	Sewer Replacement/Check Valves	15,000.00		New Insulation	7,000.00
	1450 SUBTOTAL	**45,000.00**		Carpentry	35,000.00
	1450 TOTAL	**60,000.00**		Concrete Floor Repair	49,000.00
				Doors & Windows	82,000.00
	1460 Dwelling Structures			Flooring	24,000.00
GA 508	Demolition & Patching	5,000.00		Drywall	35,000.00
	Asbestos Removal	20,000.00		Painting	4,000.00
	New Insulation	7,000.00		Plumbing & Fixtures	65,000.00
	Carpentry	35,000.00		HVAC	42,000.00
	Concrete Floor Repair	49,000.00		Electrical & Fixtures	55,000.00
	Doors & Windows	82,000.00		Cabinets	45,000.00
	Flooring	24,000.00		**1460 SUBTOTAL**	**468,000.00**
	Drywall	35,000.00			
	Painting	4,000.00			
	Plumbing & Fixtures	65,000.00		**1460 Dwelling Structures**	
	HVAC	42,000.00	**GA 505**	New Roof	60,000.00
	Electrical & Fixtures	55,000.00		**1460 SUBTOTAL**	**60,000.00**
	Cabinets	45,000.00			
	1460 SUBTOTAL	**468,000.00**			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2011 FFY Grant: GA06P28550111 PHA FY: 2011			Activities for Year: 2012 FFY Grant: GA06P28550112 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	1460 Dwelling Structure			**1460 Dwelling Structure**	
GA 512	New HVAC	70,000.00	**GA 512**	New HVAC	70,000.00
	1460 SUBTOTAL	**70,000.00**		**1460 SUBTOTAL**	**70,000.00**
PHA WIDE	New Roof – Mtnce Bldg.	30,000.00	**GA 512**	Install Drywall	12,000.00
	1460 SUBTOTAL	**30,000.00**		**1460 SUBTOTAL**	**12,000.00**
GA 512	Reglaze Bathtubs	14,000.00	**GA 504**	Windows & Doors	150,000.00
	1460 SUBTOTAL	**14,000.00**		**1460 SUBTOTAL**	**150,000.00**
GA 505	Stoves & Refrigerators	22,000.00	**GA504**	Replace Retaining Wall	10,000.00
GA 509	Stoves & Refrigerators	22,000.00		**1460 SUBTOTAL**	**10,000.00**
GA 511	Stoves & Refrigerators	22,000.00		**1460 TOTAL**	**770,000.00**
	1460 SUBTOTAL	**66,000.00**			
				1465.1 Dwelling Equipment	
	1460 Dwelling Structures		**GA 512**	Stoves & Refrigerators	27,000.00
GA 505	Weather-stripping	10,000.00		**1465.1 TOTAL**	**27,000.00**
GA 509	Weather-stripping	10,000.00			
GA 511	Weather-stripping	10,000.00		**1495.1 Relocation Costs**	
	1460 SUBTOTAL	**30,000.00**	**GA 508**	Relocation Cost	6,000.00
	1460 TOTAL	**678,000.00**		**1495.1 TOTAL**	**6,000.00**
	1495.1 Relocation Costs		**PHA WIDE**	**9002 Loan Debt Obligation**	**434,671.68**
GA 508	Relocation Cost	6,000.00			
	1495.1 TOTAL	**6,000.00**			
PHA WIDE	**9002 Loan Debt Obligation**	**434,671.68**			
	GRAND TOTAL	**$1,862,278.00**		**GRAND TOTAL**	**$1,862,278.00**

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

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **Bond Financing Budget** Replacement Housing Factor Grant No:	**Federal FY of Grant:**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: Quarterly Report 4/1/2007-6/30/2007** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**342,030.96**		**342,030.96**	**237,743.45**
8	1440 Site Acquisition				
9	1450 Site Improvement	**269,929.04**		**0**	**0**
10	1460 Dwelling Structures	**3,587,183.96**		**2,504,650.00**	**589,668.34**
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	**936,458.00**		**936,458.00**	**0**
19	1501 Collaterization or Debt Service				
20	1502 Contingency – Interest Earned				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**5,135,601.96**		**3,783,138.96**	**827,511.79**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: **Northwest Georgia Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **Bond Financing Budget** Replacement Housing Factor Grant No:				**Federal FY of Grant:**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	**Clerk of the Works/Architect**	**1430**		**342,030.96**		**342,030.96**	**237,843.45**	
GA508	**Site Improvement**							
Willingham Village	Water/Sewer/Landscaping	**1450**	**20 Units**	269,929.04		0	0	
	1450 Total			**269,929.04**		**0**	**0**	
GA508	**Dwelling Structures**							
Willingham Village	Demolition/Patching	**1460**	**20 Units**	10,000.00		0	0	
	Asbestos Removal	**1460**	**20 Units**	40,000.00		0	0	
	New Insulation	**1460**	**20 Units**	14,200.00		0	0	
	Carpentry	**1460**	**20 Units**	70,000.00		0	0	
	Concrete Floor Repair	**1460**	**20 Units**	98,133.00		0	0	
	Doors/Windows	**1460**	**20 Units**	164,000.00		0	0	
	Flooring	**1460**	**20 Units**	48,133.00		0	0	
	Drywall	**1460**	**20 Units**	70,000.00		0	0	
	Painting	**1460**	**20 Units**	8,000.00		0	0	
	Plumbing & Fixtures	**1460**	**20 Units**	130,000.00		0	0	
	HVAC	**1460**	**20 Units**	84,000.00		0	0	

Annual Statement/Performance and Evaluation Report **Attachment A - GA285a02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **Bond Financing Budget** Replacement Housing Factor Grant No:	**Federal FY of Grant:**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 508 Continued	Electrical Fixtures	**1460**	**20 Units**	110,000.00		0	0	
Willingham Village	New Cabinets	**1460**	**20 Units**	90,000.00		0	0	
	1460 Subtotal			**936,466.00**		**0**	**0**	
GA502	**Dwelling Structures**							
Altoview Terrace	Remodel Exterior	**1460**	**95 Units**	0		0	0	
	Central Heat & Air Conditioning	**1460**	**95 Units**	0		0	0	
	1460 Subtotal			**0**		**0**	**0**	
GA504	**Dwelling Structures**							
Park Homes	Central Heat & Air Conditioning	**1460**	**100 Units**	842,641.00		842,641.00	0	
	1460 Subtotal			**842,641.00**		**842,641.00**	**0**	
GA506	**Dwelling Structures**							
Fairgrounds	Central Heat & Air Conditioning	**1460**	**36 Units**	0		0	0	
	Replace Weak Floors	**1460**	**36 Units**	146,067.96		0	0	
	1460 Subtotal			**146,067.96**		**0**	**0**	

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

PHA Name: **Northwest Georgia Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **Bond Financing Budget** Replacement Housing Factor Grant No:				**Federal FY of Grant:**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA513	**Dwelling Structures**							
Booker T. Washington	Central Heat & Air Conditioning	**1460**	**24 Units**	0		0	0	
	1460 Subtotal			**0**		**0**	**0**	
GA514	**Dwelling Structures**							
Eastview Apts.	Demolition & Patching	**1460**	**17 Units**	72,000.00		72,000.00	72,000.00	
	Asbestos Removal	**1460**	**17 Units**	39,000.00		39,000.00	39,000.00	
	New Insulation	**1460**	**17 Units**	30,000.00		30,000.00	30,000.00	
	Carpentry	**1460**	**17 Units**	310,000.00		310,000.00	140,068.34	
	Concrete Repairs	**1460**	**17 Units**	183,000.00		183,000.00	40,600.00	
	Doors & Windows	**1460**	**17 Units**	152,000.00		152,000.00	52,000.00	
	Flooring	**1460**	**17 Units**	120,000.00		120,000.00	0	
	Drywall	**1460**	**17 Units**	95,000.00		95,000.00	0	
	Painting	**1460**	**17 Units**	38,000.00		38,000.00	0	
	Plumbing & Fixtures	**1460**	**17 Units**	220,000.00		220,000.00	129,000.00	
	HVAC	**1460**	**17 Units**	151,009.00		151,009.00	0	
	Electrical & Fixtures	**1460**	**17 Units**	175,000.00		175,000.00	87,000.00	

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

PHA Name: Northwest Georgia Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: **Bond Financing Budget** Replacement Housing Factor Grant No:				**Federal FY of Grant:**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 514	New Cabinets	**1460**	**17 Units**	77,000.00		77,000.00	0	
Eastview Apts.	**1460 Subtotal**			**1,662,009.00**		**1,662,009.00**	**589,668.34**	
	1460 TOTAL			**3,587,183.96**		**2,504,650.00**	**589,668.34**	
GA508	**Development Activities**							
	*****Replace Flood Units	**1499**	**12 Units**	936,458.00		936,458.00	0	
	1499 TOTAL			**936,458.00**		**936,458.00**	**0**	
	GRAND TOTAL			**5,135,601.96**		**3,783,138.96**	**827,511.79**	

Annual Statement/Performance and Evaluation Report **ATTACHMENT B – GA285b02**

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Northwest Georgia Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Ga06P28550106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2006**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:**
☒**Performance and Evaluation Report for Period Ending: 6/30/2007** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	216,898.32		216,898.32	27,284.65
3	1408 Management Improvements	247,500.00		247,500.00	135,339.04
4	1410 Administration	186,227.00		186,227.00	92,692.34
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00		30,000.00	26,334.57
8	1440 Site Acquisition				
9	1450 Site Improvement	31,000.00		31,000.00	0
10	1460 Dwelling Structures	645,000.00		645,000.00	29,865.70
11	1465.1 Dwelling Equipment—Nonexpendable	120,000.00		120,000.00	17,300.54
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	6,000.00		6,000.00	5,703.70
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	9002 Loan Debt Obligation	434,671.68		434,671.68	0
22	Amount of Annual Grant: (sum of lines 2 – 20)	1,917,297.00		1,917,297.00	334,520.54
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security – Soft Costs				
26	Amount of Line 21 Related to Security – Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report **ATTACHMENT B – GA285b02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: GA06P28550106 Replacement Housing Factor Grant No:	**Federal FY of Grant**: **2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	**Transfer to Operations**	**1406**		**216,898.32**		**216,898.32**	**27,284.65**	
PHA WIDE	**Management Improvements**	**1408**						
	Finance Staff	**1408**		14,526.00		14,526.00	8,974.87	
	Investigator Salary/Benefits	**1408**		47,000.00		47,000.00	18,987.98	
	Staff Training	**1408**		12,000.00		12,000.00	3,633.45	
	Resident Initiative Programs	**1408**		80,806.00		80,806.00	73,083.37	
	Security Salary/Benefits	**1408**		83,168.00		83,168.00	30,659.37	
	Computer System/Software	**1408**		10,000.00		10,000.00	0	
	1408 TOTAL			**247,500.00**		**247,500.00**	**135,339.04**	
PHA WIDE	**Administration**	**1410**						
	Administrative Salaries	**1410**		12,900.00		12,900.00	20,171.12	
	Modernization Salaries/Benefits	**1410**		173,327.00		173,327.00	72,521.34	
	1410 TOTAL			**186,227.00**		**186,227.00**	**92,692.34**	

Annual Statement/Performance and Evaluation Report **ATTACHMENT B – GA285b02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fees and Costs							
GA 285-508	Clerk of the Works/Architect	**1430**		30,000.00		30,000.00	26,334.57	
GA 285-512	Clerk of the Works/Architect	**1430**		0		0	0	
	1430 TOTAL			**30,000.00**		**30,000.00**	**26,334.57**	
	Site Improvements							
GA 285-508	Greenery & Landscaping	**1450**	**10 Units**	20,000.00		0	0	
GA 285-512	Landscaping/Sidewalks/Drains	**1450**		11,000.00		0	0	
	1450 TOTAL			**31,000.00**		**0**	**0**	
	Dwelling Structures							
GA 285-504	Weather Stripping/Doors	**1460**	**100 Units**	0		0	0	
GA 285-505	New Roof	**1460**	**1 Unit**	0		0	0	
GA 285-506	Weather Stripping/Doors	**1460**	**36 Units**	0		0	0	
GA285-505/509/511	Elevators	**1460**		101,061.00		101,061.00	29,865.70	
	1460 Subtotal			**101,061.00**		**101,061.00**	**29,865.70**	

Annual Statement/Performance and Evaluation Report **ATTACHMENT B – GA285b02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures							
GA 285-508	Demolition & Patching	**1460**	**10 Units**	5,000		0	0	
	Asbestos Removal	**1460**	**10 Units**	20,000		0	0	
	New Insulation	**1460**	**10 Units**	7,000		0	0	
	Carpentry	**1460**	**10 Units**	35,000		0	0	
	Concrete Floor Repair	**1460**	**10 Units**	49,000		0	0	
	Doors & Windows	**1460**	**10 Units**	82,000		0	0	
	Flooring	**1460**	**10 Units**	24,000		0	0	
	Drywall	**1460**	**10 Units**	35,000		0	0	
	Painting	**1460**	**10 Units**	4,000		0	0	
	Plumbing & Fixtures	**1460**	**10 Units**	65,000		0	0	
	HVAC	**1460**	**10 Units**	42,000		0	0	
	Electrical & Fixtures	**1460**	**10 Units**	55,000		0	0	
	New Cabinets	**1460**	**10 Units**	45,000		0	0	
	1460 SUBTOTAL			**468,000**		**0**	**0**	
GA 285-509	Replace Flooring	**1460**	**101 Units**	75,939.00		0	0	
	1460 SUBTOTAL			**75,939.00**		**0**	**0**	
	1460 TOTAL			**645,000**		**101,061.00**	**29,865.70**	

Annual Statement/Performance and Evaluation Report **ATTACHMENT B – GA285b02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P28550106** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment							
GA 285-502	Stoves & Refrigerators	**1465.1**	**50/50**	30,000.00		30,000.00	0	
GA 285-504	Stoves & Refrigerators	**1465.1**	**50/50**	30,000.00		30,000.00	3,881.52	
GA 285-505	Stoves & Refrigerators	**1465.1**	**50/50**	30,000.00		30,000.00	13,419.02	
GA 285-511	Stoves & Refrigerators	**1465.1**	**50/50**	30,000.00		30,000.00	0	
	1465.1 TOTAL			**120,000.00**		**120,000.00**	**17,300.54**	
	Relocation Costs							
GA 285-508	Relocation	**1495.1**	**10**	6,000.00		6,000.00	5,703.70	
	1495.1 TOTAL			**6,000.00**		**6,000.00**	**5,703.70**	
PHA-Wide	**Loan Debt Obligation**	**9002**		434,671.68		434,671.68	0	
	9002 TOTAL			**434,671.68**		**434,671.68**	**0**	
	GRAND TOTAL			**1,917,297.00**		**1,287,339.00**	**266,641.82**	

ATTACHMENT C
GA285c02

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year Beginning 1/2008

Definition of Substantial Deviation, Significant Amendment or Modification

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

Attachment D
GA285d02

Northwest Georgia Housing Authority
Agency Plan

Fiscal Year Beginning 1/2008

Required Attachment: Membership of the Resident Advisory Board or Boards

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

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

Officers:
1. Pamela Stallings, President
2. Sadie Self, Vice President
3. No Representative, Secretary-Treasurer

	Advisory Board Member	Area Represented
1	No Representative	Hight Homes
2	No Representative	Altoview Terrace & Graham Homes
3	No Representative	Park Homes & Fairgrounds
4	Sylvia Price	Main High
5	Pamela Campbell	Willingham Village
6	Betty Pearce	Hardy Apartments
7	Evelyn Lay	Frost Apartments
8	Susie Yeager	Barron Apartments
9	No Representative	Rockmart

ATTACHMENT E
GA285e02

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year 2007

Required Attachment: Resident Member on the PHA Governing Board

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

A. Name of resident member on the governing board:

Ms. Pamela Stallings

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

☒ Elected by residents
☒ Appointed By Rome City Commission

C. The term of appointment is one year term that expires: July 31, 2008

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

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

B. Date of next term expiration of a governing board member: 3/31/2008

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

Mayor Ronnie Wallace

Annual Statement/Performance and Evaluation Report **Attachment F** **ga285f02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Northwest Georgia Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **GA06R28550108**	**Federal FY of Grant: 2008**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations				
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	1499 Development Activities	**53,586.00**			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**53,586.00**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report **Attachment F ga285f02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **GA06R28550108**	**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	
	Development Activities	**1499**		53,586.00				
	TOTAL 1499			**53,586.00**				

Annual Statement/Performance and Evaluation Report **Attachment F** **ga285f02**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: **Northwest Georgia Housing Authority**	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: **GA06R28550108**	**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	
1499 Development Activities	**3/1/2010**						

Attachment G
Northwest Georgia Housing Authority
Agency Plan
GA285g02

DECONCENTRATION

The calculation of average incomes conducted on 10/15/07 indicate 1 (one) covered project has average incomes that fall outside 85% to 115% of the average incomes of all developments as follows:

Project 2	69.6%

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

Floyd County

Average Median Income $48,200 X .30 = $14,460

Project 1	$7,319	50%
Project 2	$4,622	32%
Project 3	$6,689	46%
Project 4	$9,011	62%

Polk County

Average Median Income $43,600 X .30 = $13,080

Project 5	$11,311	86%

GA285h02
Northwest Georgia Housing Authority
Agency Plan
Family Violence Policy

The purpose of the NWGHA Family Violence Policy is to provide public housing residents who have experienced Family Violence a safe environment in which to live. This is accomplished through the use of the NWGHA Banning Policy. A resident who has provided NWGHA with the required documentation (i.e. police report, restraining order, or other court order) of family violence can request the offender be banned from NWGHA property.

Upon receipt and verification of the provided documentation, NWGHA will mail (first class mail) the offender a Notice of Criminal Trespassing. NWGHA will utilize the address provided on the legal documentation. The length of the ban will be in accordance with the NWGHA Banning Policy.

In situations where the resident or applicant does not report the Family Violence, but NWGHA has received verifiable documentation, the resident or applicant shall comply with the Family Violence Policy. Failure to comply with this policy will be considered a serious violation that may result in eviction.

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