

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Housing Authority of the City of Cordele
Cordele, Georgia

September 30, 2008

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor's Results:

Financial Statements

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified not considered to be material weaknesses?	None Reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major program:		
Material weakness(es) identified?		No
Significant deficiencies identified not considered to be material weaknesses?		None Reported
Type of report issued on the compliance for major program:		Unqualified
Any audit findings disclosed that are required to be reported in accordance with Circular A-133, Section .510(a)?		No
Identification of major program:	14.872	Capital Fund Program
Dollar threshold used to distinguish between Type A and Type B programs:		\$300,000
Did the Authority qualify as a low-risk auditee?		No

Section II – Financial Statement Findings:

There were no findings relating to this area for the period ended September 30, 2008.

Section III – Federal Awards:

There were no findings relating to this area for the period ended September 30, 2008.

Chapter 13

COMPLAINTS, GRIEVANCES AND APPEALS

[24 CFR 966.50-966.57]

INTRODUCTION

The informal hearing requirements defined in HUD regulations are applicable to participating families who disagree with an action, decision, or inaction of the PHA. This Chapter describes the policies to be used when families disagree with a PHA decision. It is the policy of the PHA to ensure that all families have the benefit of all protections due to them under the law.

A. COMPLAINTS

The PHA will respond promptly to all complaints.

Complaints from families. If a family disagrees with an action or inaction of the PHA, complaints will be referred to the Housing Manager. Complaints regarding physical condition of the units may be reported by phone to the Maintenance Director.

Complaints from staff. If a staff person reports a family is violating or has violated a lease provision or is not complying with program rules, the complaints will be referred to the **Housing Manager**.

Complaints from the general public. Complaints or referrals from persons in the community in regard to the PHA or a family will be referred to the Executive Director.

Anonymous complaints will be checked whenever possible.

B. APPEALS BY APPLICANTS

Applicants who are determined ineligible, who do not meet the PHA's admission standards, or where the PHA does not have an appropriate size and type of unit in its inventory will be given written notification promptly, including the reason for the determination.

Ineligible applicants will be promptly provided with a letter detailing their individual status, stating the reason for their ineligibility, and offering them an opportunity for an informal hearing.

Applicants must submit their request for an informal hearing in writing to the PHA within five (5) working days from the date of the notification of their ineligibility.

If the applicant requests an informal hearing, the PHA will provide an informal hearing within 10 working days of receiving the request. The PHA will notify the applicant of the place, date, and time.

Informal hearings will be conducted by an impartial hearing officer. The person who is designated as the hearing officer cannot be the person who made the determination of ineligibility or a subordinate of that person.

The applicant may bring to the hearing any documentation or evidence s/he wishes and the evidence along with the data compiled by the PHA will be considered by the hearing officer.

The hearing officer will make a determination based upon the merits of the evidence presented by both sides. Within 5 working days of the date of the hearing, the hearing officer will mail a written decision to the applicant and place a copy of the decision in the applicant's file.

The grievance procedures for Public Housing tenants do not apply to PHA determinations that affect applicants.

C. APPEALS BY TENANTS

Grievances or appeals concerning the obligations of the tenant or the PHA under the provisions of the lease shall be processed and resolved in accordance with the Grievance Procedure of the PHA, which is in effect at the time such grievance or appeal arises.

(See the PHA's Grievance Procedure contained in this chapter.)

D. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS"

Assistance to the family may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the PHA hearing is pending but assistance to an applicant may be delayed pending the PHA hearing.

INS Determination of Ineligibility

If a family member claims to be an eligible immigrant and the INS SAVE system and manual search do not verify the claim, the PHA notifies the applicant or tenant within ten days of their right to appeal to the INS within thirty days or to request an informal hearing with the PHA either in lieu of or subsequent to the INS appeal.

If the family appeals to the INS, they must give the PHA a copy of the appeal and proof of mailing or the PHA may proceed to deny or terminate. The time period to request an appeal may be extended by the PHA for good cause.

The request for a PHA hearing must be made within fourteen days of receipt of the notice offering the hearing or, if an appeal was made to the INS, within fourteen days of receipt of that notice.

After receipt of a request for an informal hearing, the hearing is conducted as described in the "Grievance Procedures" section of this chapter for both applicants and participants. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the PHA will:

Deny the applicant family.

Defer termination if the family is a participant and qualifies for deferral.

Terminate the participant if the family does not qualify for deferral.

If there are eligible members in the family, the PHA will offer to prorate assistance or give the family the option to remove the ineligible members.

All other complaints related to eligible citizen/immigrant status:

If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied or terminated for failure to provide.

Participants whose termination is carried out after temporary deferral may not request a hearing since they had an opportunity for a hearing prior to the termination.

Participants whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on the right to a hearing regarding determinations of Tenant Rent and Total Tenant Payment.

Families denied or terminated for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

E. GRIEVANCE PROCEDURES

Definitions

Grievance. Any dispute which a tenant may have with respect to a Housing Authority action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual tenant's rights, duties, welfare, or status.

Complainant. Any tenant whose grievance is presented to the PHA or at the site/management office informally or as part of the informal hearing process.

Hearing Officer/Hearing Panel. A person or persons selected in accordance with this grievance procedure to hear grievances and render a decision with respect thereto.

Tenant. A lessee or the remaining head of household of any tenant family residing in housing accommodations owned or leased by the PHA.

Elements of Due Process. An eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required.

Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction;

Opportunity for the tenant to examine all relevant documents, records, and regulations of the PHA prior to the trial for the purpose of preparing a defense;

Right of the tenant to be represented by counsel;

Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have;

A decision on the merits of the case.

Applicability

This Grievance Procedure applies to all individual grievances, except any grievance concerning a termination of tenancy or eviction that involves:

Any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or PHA employees, or

Any drug-related criminal activity *on* or *off* such premises.

Pre-Hearing Procedures

Informal Conference Procedures

Any grievance shall be presented orally or in writing to the PHA Central Office who sent the notice on which the grievance is based. Written grievances must be signed by the complainant. The grievance must be presented within five (5) working days **of the action or failure to act** which is the basis for the grievance. It may be simply stated, but shall specify:

The particular grounds upon which it is based,

The action requested; and

The name, address, and telephone number of the complainant, and similar information about the complainant's representative, if any.

The purpose of the initial discussion is to discuss and to resolve the grievance without the necessity of a formal hearing.

Within five working days, a summary of this discussion will be given to the complainant by a PHA representative. One copy will be filed in the tenant's file.

The summary will include: names of participants, the date of the meeting, the nature of the proposed disposition, and the specific reasons for the disposition. The summary will also specify the steps by which an formal hearing can be obtained.

Dissatisfaction with Informal Conference

If the complainant is dissatisfied with the proposed disposition of the grievance, s/he shall submit a written request for a hearing within five (5) working days of the **date** of the summary of the informal meeting.

The request for a hearing must be presented to the PHA's central office.

The request must specify the reason for the grievance request and the relief sought.

Failure to Request a Formal Hearing

If the complainant does not request a formal hearing within five (5) working days, s/he waives his/her right to a hearing, and the PHA's proposed disposition of the grievance will become final. This section in no way constitutes a waiver of the complainant's right to contest the PHA's disposition in an appropriate judicial proceeding.

Right to a Hearing

After exhausting the informal conference procedures outlined above, a complainant shall be entitled to a hearing before a hearing officer.

The head of household and/or other adult household member must attend the hearing.

If rescheduling of the hearing is necessary, the hearing must be rescheduled at least 48 hours in advance of the scheduled hearing time or the complainant waives their right to a hearing.

If the complainant fails to appear within 15 minutes of the scheduled time, the complainant waives their right to a hearing.

The PHA will provide reasonable accommodation for persons with disabilities to participate in the hearing. The PHA must be notified within 48 hours of the scheduled time if special accommodations are required.

Selection of Hearing Officer

A grievance hearing shall be conducted by an impartial person or persons appointed by the PHA other than the person who made or approved the PHA action under review, or a subordinate of such person.

Procedures to Obtain a Hearing

Informal Prerequisite

All grievances must be informally presented as a prerequisite to a formal hearing.

The hearing officer may waive the prerequisite informal conference if, and only if, the complainant can show good cause why s/he failed to proceed informally.

Escrow Deposit

Before a hearing is scheduled in any grievance involving an amount of rent the PHA claims is due, the complainant shall pay to the PHA all rent due and payable as of the month preceding the month in which the act or failure to act took place.

The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account each month until the complaint is resolved by decision of the hearing official or panel.

The PHA may waive these escrow requirements in extraordinary circumstances.

Unless so waived, failure to make the required escrow payments shall result in termination of the grievance procedure.

Failure to make such payments does not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in any appropriate judicial proceeding.

Scheduling

If the complainant complies with the procedures outlined above, a hearing shall be scheduled by the **hearing officer or panel** promptly within five (5) working days at a time and place reasonably convenient to the complainant and the PHA.

A written notification of the date, time, place, and procedures governing the hearing shall be delivered to the complainant and the appropriate PHA official.

Hearing Procedures

The hearing shall be held before a hearing officer.

The complainant shall be afforded a fair hearing and be provided the basic safeguards of due process to include:

The opportunity to examine and to copy before the hearing, **at the expense of the complainant**, all documents, records and regulations of the PHA that are relevant to the hearing with at least a 24 hour notice to the appropriate department prior to the hearing. Any document not so made available after request by the complainant may not be relied upon by the PHA at the hearing.

The PHA shall also have the opportunity to examine and to copy **at the expense of the PHA** all documents, records and statements that the family plans to submit during the hearing to refute the PHA's inaction or proposed action. Any documents not so made available to the PHA may not be relied upon at the hearing.

The right to a private hearing unless otherwise requested by the complainant.

The right to be represented by counsel or other person chosen as a representative.

The right to present evidence and arguments in support of the complaint, to controvert evidence presented by the PHA , and to confront and cross-examine all witnesses upon whose testimony or information the PHA relies, limited to the issues for which the complainant has received the opportunity for a formal hearing; and

The right to a decision based solely and exclusively upon the facts presented at the hearing.

If the **hearing officer/panel** determines that the issue has been previously decided in another proceeding, a decision may be rendered without proceeding with the hearing.

If the complainant or PHA fail to appear at the scheduled hearing, the **hearing officer/panel** may:

postpone the hearing for a period not to exceed five (5) working days.

make a determination that the party has waived his/her right to a hearing.

Such a determination in no way waives the complainant's right to appropriate judicial proceedings in another forum.

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed.

The hearing shall be conducted by the **hearing officer/panel** as follows:

Informal: Oral and documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings;

Formal: The **hearing officer/panel** shall require the PHA, complainant, counsel, and other participants and spectators to conduct themselves in an orderly manner. The failure to comply with the directions of the hearing official/panel to maintain order will result in the exclusion from the proceedings, or a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

The PHA arranges, in advance, in writing, for a transcript or audiotape of the hearing. Any interested party may purchase a copy of such transcript.

Decisions of the Hearing Officer/Panel

The **hearing officer/panel** shall give the PHA and the complainant a written decision, including the reasons for the decision, within five (5) working days following the hearing. The PHA will place one copy in the tenant files. The written decision will be sent to the address provided at the hearing.

The decision of the **hearing officer/panel** shall be binding on the PHA which shall take all actions necessary to carry out the decision, unless the complainant requests Board action within ten (10) working days prior to the next Board meeting. The PHA Commissioners' decision will be mailed to the complainant with ten (10) **working** days following the Board meeting, and so notifies the complainant that:

The grievance does not concern the PHA action or failure to act in accordance with or involving the complainant's lease or PHA regulations which adversely affect the complainant's rights, duties, welfare or status;

The decision of the **hearing officer/panel** is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and the PHA.

A decision by the **hearing officer/panel** or PHA Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or part shall not constitute a waiver of, nor affect in any manner whatever, the rights of the complainant to a trial or judicial review in any proceedings which may thereafter be brought in the matter.

Housing Authority Eviction Actions

If a tenant has requested a hearing in accordance with these duly adopted Grievance Procedures on a complaint involving a PHA notice of termination of tenancy, and the **hearing officer/panel** upholds the PHA action, the PHA shall not commence an eviction action until it has served a notice to vacate on the tenant.

In no event shall the notice to vacate be issued prior to the decision of the **hearing officer/panel** having been mailed or delivered to the complainant.

Such notice to vacate must be in writing and specify that if the tenant fails to quit the premises within the applicable statutory period, or on the termination date as stated in the notice of termination, whichever is later, appropriate action will be brought against the complainant. The complainant may be required to pay court costs and attorney fees.

Chapter 15

COMMUNITY SERVICE

[24 CFR 960.603-960.611]

INTRODUCTION

A. REQUIREMENT

Each adult resident of the PHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month.

B. EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

- Is 62 years of age or older;
- is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;
- Is engaged in a work activity as defined in section 407[d] of the Social Security Act;
- Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
- Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by one of the following:

- **Participating in an educational or vocational training program designed to lead to employment, at least 30 hours per week;**
- **Improving the physical environment of the resident's development;**
- **Volunteer work in a local school, hospital, child care center, homeless shelter, or other community service organization;**
- **Working with youth organizations;**
- **Helping neighborhood groups on special projects;**
- **Raising young (pre-school) children at home where spouse is working;**
- **Participation in programs that develop and strengthen resident self-responsibility such as:**
 - Drug and alcohol abuse counseling and treatment**
 - Household budgeting**
 - Credit counseling**
 - Proficiency of appropriate language**
- **Other activities as approved by the PHA on a case-by-case basis.**
- **The PHA will give residents the greatest choice possible in identifying community service opportunities.**
- **The PHA will consider a broad range of self-sufficiency opportunities.**

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the PHA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

E. NONCOMPLIANCE

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The PHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. PHA RESPONSIBILITY

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

G. PHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The PHA will administer its own community service program in collaboration with community resources. Community service and volunteer opportunities available throughout the community will be identified through a collaborative effort involving local resources.

Chapter 10

PET POLICY

[24 CFR 5.309]

INTRODUCTION

PHAs have discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the PHA.

The purpose of this policy is to establish the PHA's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

The PHA reserves the right to implement this policy upon the issuance of the final rule.

The Quality Housing and Work Responsibility Act of 1998 permits a resident of a dwelling unit in public housing to own one (1) or more common household pets in the Housing Authority of the City of Cordele, Georgia (hereinafter referred to as "CHA") owned and/or operated development in accordance with this pet policy.

A. DEFINITION

Common Household Pet means a domesticated dog, cat, bird, or turtle. The weight of the pet at its adult size may not exceed twenty-five (25) pounds.

B. REGISTRATION OF PET(S)

Prior to bringing any pet onto the premises governed by the Quality Housing and Work Responsibility Act of 1998, the resident must register the pet with the Cordele Housing Authority and pay the applicable pet fee and pet deposit(s). The resident must update the registration(s) at least annually to coincide with the annual reexamination of the resident income. The application for registration of the pet(s) includes:

- a) A certificate signed by a licensed veterinarian / or a State or local authority empowered to inoculate animals (or a designed agent of such an authority) stating that the pet has received all inoculations required by applicable State and local laws and that pet has been spayed or neutered.
- b) A completed pet information form that is sufficient to identify the pet and to demonstrate that it is a common household pet(s) as defined in this policy.
- c) The name, address and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the pet.
- d) Payment of the applicable pet fee and pet deposit as defined in Section III below, and
- e) A signed statement indicating that the resident has read the pet rules and agrees to comply with them.
- f) Display of rabies tag and/or have necessary documents upon request.

C. PET FEE AND DEPOSIT

Residents who own or keep pets in their units must pay a non-refundable pet fee and a refundable pet deposit per pet. This fee and deposit is in addition to any other financial obligation generally imposed on residents of the development. The pet fee shall be **\$150.00** and the pet deposit shall be **\$150.00 for each pet** the resident owns or keeps. The CHA reserves the right to change or increase the required pet fee and deposit by amendment to this policy.

The CHA will use the pet deposit only to pay reasonable expenses directly attributed to the presence of the pet in the development, including but not limited to the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge. When the resident moves from the development, the CHA shall refund the unused portion of the pet deposit to the resident within a reasonable time. When the resident remains in the unit but no longer owns or keeps a pet in the dwelling unit, CHA shall refund the unused portion of the pet deposit to the resident.

D. GENERAL RULES

1. The number of pets allowed will be based on the size of the dwelling unit as outlined: 0-bedroom, 1 bedroom and 2-bedroom units - maximum of 2 common household pets of the same type. 3-bedroom and 4-bedroom units – maximum of 3 common household pets of the same type.
2. Vicious and/or intimidating dogs will not be allowed.
3. All dogs and cats must be either spayed or neutered, as applicable.
4. When taken outside the resident's unit, dogs and cats must be kept on a leash or carried and controlled by a responsible adult at all times.
5. All pets must have the appropriate tags at all times. The information on the tag shall include the name of the dog/cat and the resident's name and address.
6. Birds must be kept confined to a cage at all times.
7. Turtles must be enclosed in an acceptable cage or contained at all times.

8. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms “disturb, interfere, and diminish” shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.
9. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Residents are not permitted to flush cat waste down the toilet. Litter boxes must be changed at least once each week.
10. Pet waste must be disposed of in sealed plastic trash bags and placed in the garbage container.
11. Residents must use the designed areas on the development premises for pet exercise and the deposit of pet waste. Residents are forbidden from exercising their pets or permitting their pets to deposit waste on development premises outside of the designated areas.
12. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and deposited in the resident’s garbage container.
13. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
14. Residents shall not alter their unit, patio or unit area in order to create an enclosure for any pet.
15. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the CHA.

16. If pets are left unattended for a period of twenty-four (24) hours or more, the Cordele Housing Authority may enter the dwelling, remove the pet and transfer it to the responsible parties or proper authorities. The CHA accepts no responsibility for the animal(s) under such circumstances.
17. The CHA reserves the right to adjust the pet and no-pet area or may direct such additional moves as may be necessary (for both) to accommodate such applicants for tenancy or to meet the changing needs of existing residents.
18. Pets are not allowed in common areas.
19. The head of household or designated family member must be present during annual inspection of the unit.
20. The head of household or designated family member must be present during resident requested service calls.
21. The resident shall properly display a decal as provided by the CHA to inform everyone that the dwelling unit has an approved common household pet(s) inside.

E. REFUSAL TO REGISTER PET(S)

The CHA may not refuse to register a pet based on the determination that the head of household is financially unable to care for the pet(s). If the CHA refuses to register a pet, a written notification will be sent to the head of household stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The CHA has a right to refuse to register a pet:

- a) If the pet is not a *common household pet* as defined in this pet policy.
- b) If keeping the pet would violate any applicable House Pet Rule.
- c) If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration, or
- d) If the CHA reasonably determines based on the resident's habits and practices, that the resident will be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations.

The notice of refusal may be combined with a notice of a pet violation.

F. PET CARE

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s). This information must be provided to the housing manager annually.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Residents must agree to exercise courtesy with respect to other residents.

G. VIOLATIONS

Any violation of the general rules of this pet policy is grounds for removal of the pet from the resident's unit or termination of the resident's tenancy, or both, in accordance with the lease.

H. MAINTENANCE CHARGES

The resident will be responsible for paying for charges associated with and attributable to the presence of the pet. The amount of these costs will be the actual cost of materials and labor to the CHA.

I. EXCLUSIONS

The pet deposit will be waived for animals that assist persons with disabilities. 24 CFR 942.2 excludes animals that assist the handicapped from this pet policy. This exclusion applies to animals that reside in developments for the elderly and handicapped, as well as to animals that visit these developments. The CHA may not enforce or apply any pet rules against individuals with animals that are used to assist the handicapped. Noting in 24 CFR 942.2: 1. Limits or impairs the rights of handicapped individuals. 2. Authorizes the CHA to limit or impair the right of handicapped individuals. 3. Affects any authority the CHA may have to regulate animals that assist the handicapped, under Federal, State or local law.

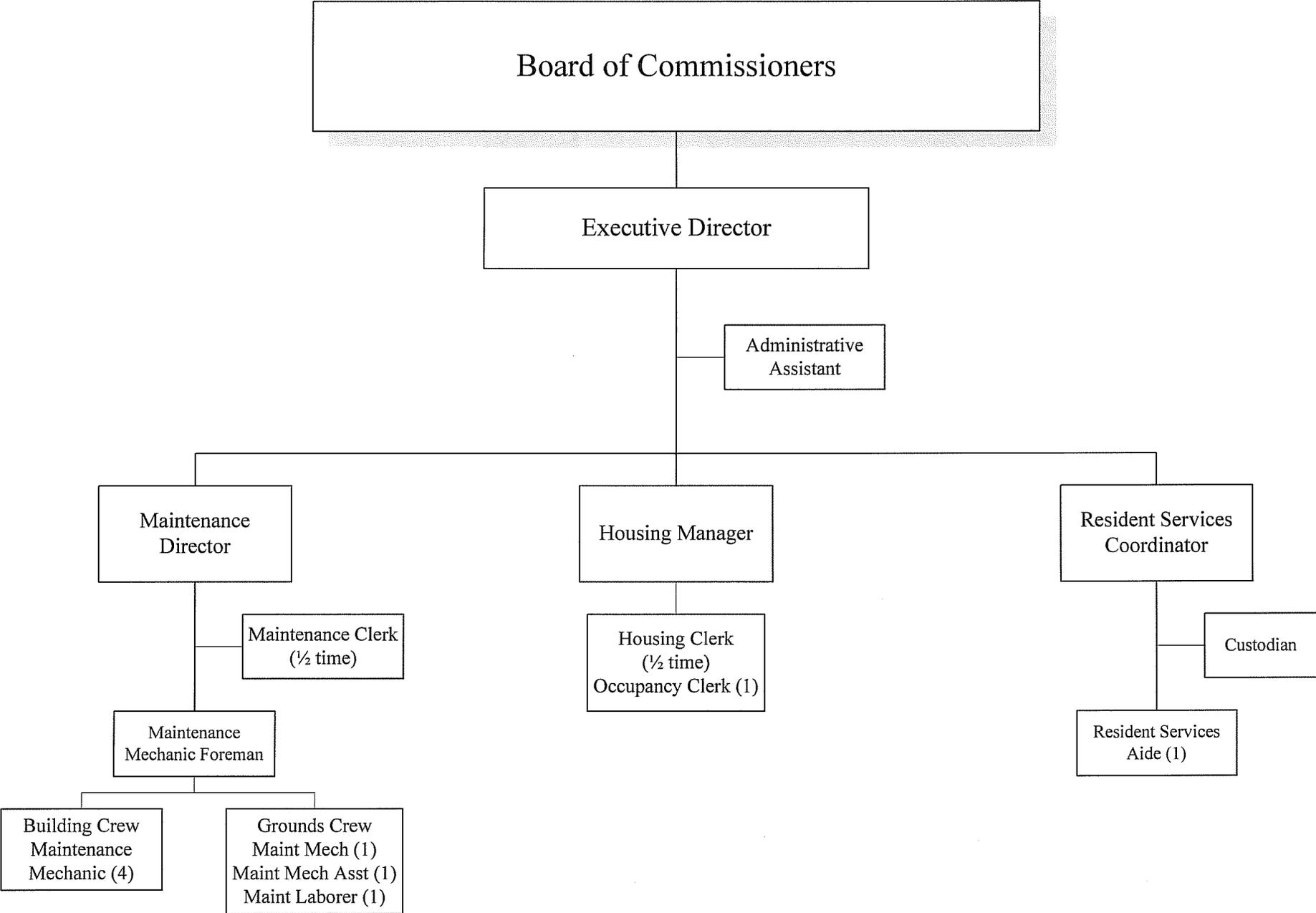
To be excluded from the Pet Policy, the head of household must certify the following:

- a) That the animal has been trained to assist with the specified disability; and
- b) That the animal actually assists the person with the disability.

J. CONFLICTS WITH STATE, LOCAL LAW OR REGULATIONS

If there is any applicable State, local law or regulation that conflicts with any portion of the above pet policy, the State local law or regulation shall apply.

THE HOUSING AUTHORITY OF THE CITY OF CORDELE



Part I: Summary						
PHA Name: Cordele Housing Authority		Grant Type and Number: Capital Fund Program Grant No: GA06P06350107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision Number: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$148,309.00	\$148,309.00	\$148,309.00	
3	1408 Management Improvements	\$109,500.00	\$109,500.00	\$109,562.02	\$93,937.02	
4	1410 Administration (may not exceed 10% of line 21)	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$49,000.00	\$30,000.00	\$11,952.75	\$11,952.75	
8	1440 Site Acquisition	\$79,713.00	\$80,000.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$12,000.00	\$194,500.00	\$185,085.02	\$185,085.02	
10	1460 Dwelling Structures	\$157,500.00	\$37,800.00	\$12,507.85	\$12,507.85	
11	1465.1 Dwelling Equipment - Nonexpendable	\$18,000.00	\$18,000.00	\$16,212.00	\$16,212.00	
12	1470 Non-dwelling Structures	\$11,626.00	\$18,439.00	\$35,402.18	\$28,900.00	
13	1475 Non-dwelling Equipment	\$55,000.00	\$35,000.00	\$3,170.91	\$3,170.91	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$2,500.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	

Part I: Summary					
PHA Name: Cordele Housing Authority		Grant Type and Number: Capital Fund Program Grant No: GA06P06350107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision Number: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
18a	1501 Collateralization or Debt Service paid by the PHA	\$176,709.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$741,548.00	\$741,548.00	\$592,201.73	\$570,074.55
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
		4/2009			

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations

⁴ RHF funds shall be included here

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No:		GA06P06350107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Modernization Funds for Operations	1406	LS	\$0.00	\$148,309.00	\$148,309.00	\$148,309.00	From 50106
	Subtotal Account 1406			\$0.00	\$148,309.00	\$148,309.00	\$148,309.00	
	<u>Management Improvements</u>							
PHA-Wide	Life Skills	1408	LS	\$2,500.00	\$2,500.00	\$1,755.00	\$1,755.00	
PHA-Wide	Maintenance Training	1408	LS	\$5,000.00	\$3,500.00	\$2,375.26	\$2,375.26	
PHA-Wide	Resident Services Assistant	1408	LS	\$48,000.00	\$75,000.00	\$72,116.21	\$72,116.21	
PHA-Wide	Resident Training Support	1408	LS	\$8,000.00	\$2,500.00	\$1,256.34	\$1,256.34	
PHA-Wide	Staff Training	1408	LS	\$10,000.00	\$6,000.00	\$4,224.41	\$4,224.41	
PHA-Wide	TA - Resident Job Training	1408	LS	\$6,000.00	\$4,000.00	\$0.00	\$0.00	
PHA-Wide	PHA Technical Assistance	1408	LS	\$10,000.00	\$10,000.00	\$26,225.00	\$10,600.00	
PHA-Wide	Computer Software Upgrade	1408		\$20,000.00	\$6,000.00	\$1,609.80	\$1,609.80	
	Subtotal Account 1408			\$109,500.00	\$109,500.00	\$109,562.02	\$93,937.02	

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

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Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>							
PHA-Wide	COCC Administrative Costs	1410	LS	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
	Subtotal Account 1410			\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
	<u>Fees and Costs</u>							
PHA-Wide	Professional Fees Related to Construction Management and Contract/Grant Administration	1430	LS	\$24,000.00	\$10,000.00	\$0.00	\$0.00	
PHA-Wide	Professional Fees Related to Architectural and/or Engineering	1430	LS	\$20,000.00	\$15,000.00	\$11,952.75	\$11,952.75	
PHA-Wide	Closing/Legal Fees	1430	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal Account 1430			\$49,000.00	\$30,000.00	\$11,952.75	\$11,952.75	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No:		GA06P06350107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Site Acquisition</u>								
AMP-01	Acquire Land for Development	1440	LS	\$79,713.00	\$80,000.00	\$0.00	\$0.00	
	Subtotal Account 1440			\$79,713.00	\$80,000.00	\$0.00	\$0.00	
<u>Site Improvements</u>								
AMP-01	Site Redevelopment	1450	LS	\$0.00	\$175,000.00	\$174,410.02	\$174,410.02	From 50106
AMP-02	Playgrounds and Landscaping	1450	LS	\$6,000.00	\$2,500.00	\$0.00	\$0.00	
AMP-03	Playgrounds and Landscaping	1450	LS	\$3,000.00	\$15,000.00	\$10,675.00	\$10,675.00	
AMP-04	Playgrounds and Landscaping	1450		\$3,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal Account 1450			\$12,000.00	\$194,500.00	\$185,085.02	\$185,085.02	

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No:		GA06P06350107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>							
AMP-01	Construction Costs for Replacement Housing	1460	LS	\$75,000.00	\$0.00	\$1,800.00	\$1,800.00	
AMP-01	Demolition Preparation	1460	LS	\$0.00	\$1,800.00	\$0.00	\$0.00	
AMP-01	Energy Saving Devices	1460	LS	\$0.00	\$6,500.00	\$0.00	\$0.00	
AMP-02	Install Dryer Connections	1460	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP-02	Energy Saving Devices	1460	LS	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
AMP-03	Replace Floor Tile	1460	LS	\$3,000.00	\$6,500.00	\$3,338.80	\$3,338.80	
AMP-03	Replace Air Conditioning	1460	LS	\$8,000.00	\$5,000.00	\$3,894.17	\$3,894.17	
AMP-03	Energy Saving Devices	1460	LS	\$0.00	\$6,500.00	\$3,474.88	\$3,474.88	
AMP-04	Replace Roofing	1460	LS	\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP-04	Replace Air Conditioning	1460	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
AMP-04	Energy Saving Devices	1460	LS	<u>\$3,500.00</u>	<u>\$3,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1460			\$157,500.00	\$37,800.00	\$12,507.85	\$12,507.85	

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:				
Cordele Housing Authority		Capital Fund Program Grant No: GA06P06350107		2007				
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Dwelling Equipment</u>								
AMP-01	Replace Ranges and Refrigerators	1465	LS	\$6,000.00	\$6,000.00	\$5,404.00	\$5,404.00	
AMP-02	Replace Ranges and Refrigerators	1465	LS	\$5,000.00	\$5,000.00	\$4,632.00	\$4,632.00	
AMP-03	Replace Ranges and Refrigerators	1465	LS	\$6,000.00	\$6,000.00	\$5,404.00	\$5,404.00	
AMP-04	Replace Ranges and Refrigerators	1465	LS	<u>\$1,000.00</u>	<u>\$1,000.00</u>	<u>\$772.00</u>	<u>\$772.00</u>	
Subtotal Account 1465.1				\$18,000.00	\$18,000.00	\$16,212.00	\$16,212.00	
<u>Non-Dwelling Structures</u>								
AMP-01	Improvements to Community Building	1470	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	
AMP-03	Improvements to Community Building	1470	LS	\$0.00	\$4,439.00	\$0.00	\$0.00	
AMP-04	Improvements to Community Building	1470	LS	\$5,626.00	\$0.00	\$10,125.00	\$10,125.00	
AMP-01	Relocate Shop Building	1470	LS	\$0.00	\$14,000.00	\$18,775.00	\$18,775.00	
AMP-02	Replace A/C in Community Bldg	1470	LS	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,502.18</u>	<u>\$0.00</u>	
Subtotal Account 1470				\$11,626.00	\$18,439.00	\$35,402.18	\$28,900.00	

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No:		GA06P06350107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Nondwelling Equipment</u>							
PHA-Wide	Replacement of Computer Hardware	1475	LS	\$15,000.00	\$5,000.00	\$3,170.91	\$3,170.91	
PHA-Wide	Replacement of Maintenance Equipment	1475	LS	<u>\$40,000.00</u>	<u>\$30,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1475			\$55,000.00	\$35,000.00	\$3,170.91	\$3,170.91	
	<u>Relocation Costs</u>							
AMP-01	Resident Relocation	1495	LS	<u>\$2,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1495			\$2,500.00	\$0.00	\$0.00	\$0.00	
	<u>Debt Collateralization</u>							
PHA-Wide	Collateralization of Debt Related to CFP Financing	1501	LS	<u>\$176,709.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1501			\$176,709.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

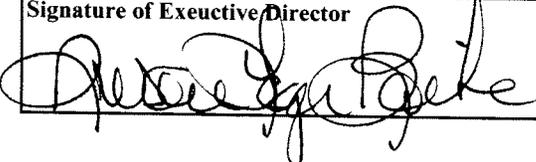
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Cordele Housing Authority	Grant Type and Number: Capital Fund Program Grant No: GA06P06350107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA -Wide 1406	09/12/09			09/12/11			
PHA-Wide 1408	09/12/09			09/12/11			
PHA-Wide 1410	09/12/09			09/12/11			
PHA-Wide 1430	09/12/09			09/12/11			
PHA-Wide 1440	09/12/09			09/12/11			
PHA-Wide 1450	09/12/09			09/12/11			
PHA-Wide 1460	09/12/09			09/12/11			
PHA-Wide 1465	09/12/09			09/12/11			
PHA-Wide 1470	09/12/09			09/12/11			
PHA-Wide 1475	09/12/09			09/12/11			
PHA-Wide 1495	09/12/09			09/12/11			
PHA-Wide 1501	09/12/09			09/12/11			

Part I: Summary						
PHA Name: Cordele Housing Authority		Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision Number:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	\$65,000.00	\$0.00	\$65,000.00	\$65,000.00	
3	1408 Management Improvements	\$95,500.00	\$0.00	\$30,147.28	\$30,157.28	
4	1410 Administration may not exceed 10% of line 21)	\$70,000.00	\$0.00	\$31,815.00	\$31,815.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$49,000.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$60,000.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$15,000.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$138,838.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$18,000.00	\$0.00	\$0.00	\$0.00	
12	1470 Non-dwelling Structures	\$16,000.00	\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling Equipment	\$35,000.00	\$0.00	\$5,705.00	\$5,705.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$2,500.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	

Part I: Summary					
PHA Name: Cordele Housing Authority		Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision Number:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
18a	1501 Collateralization or Debt Service paid by the PHA	\$155,942.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$720,780.00	\$0.00	\$132,667.28	\$132,677.28
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date 7/2007		Signature of Public Housing Director Date	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations

⁴ RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: Cordele Housing Authority			Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Modernization Funds for Operations	1406	LS	\$65,000.00	\$0.00	\$65,000.00	\$65,000.00	
	Subtotal Account 1406			\$65,000.00	\$0.00	\$65,000.00	\$65,000.00	
	<u>Management Improvements</u>							
PHA-Wide	Life Skills	1408	LS	\$2,500.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Maintenance Training	1408	LS	\$5,000.00	\$0.00	\$387.00	\$387.00	
PHA-Wide	Resident Services Assistant	1408	LS	\$48,000.00	\$0.00	\$27,220.79	\$27,220.79	
PHA-Wide	Resident Training Support	1408	LS	\$8,000.00	\$0.00	\$224.83	\$234.83	
PHA-Wide	Staff Training	1408	LS	\$10,000.00	\$0.00	\$2,314.66	\$2,314.66	
PHA-Wide	TA Resident Job Training	1408	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:				2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements (Con't)</u>							
PHA-Wide	PHA Technical Assistance	1408	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Computer Software Upgrade	1408	LS	<u>\$6,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1408			\$95,500.00	\$0.00	\$30,147.28	\$30,157.28	
	<u>Administration</u>							
PHA-Wide	COCC Administrative Fee	1410	LS	<u>\$70,000.00</u>	<u>\$0.00</u>	<u>\$31,815.00</u>	<u>\$31,815.00</u>	
	Subtotal Account 1410			\$70,000.00	\$0.00	\$31,815.00	\$31,815.00	

Part II: Supporting Pages								
PHA Name: Cordele Housing Authority			Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Fees and Costs</u>							
PHA-Wide	Construction Management/Contract Administration	1430	LS	\$24,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	A & E Fees	1430	LS	\$20,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Closing/Legal Fees	1430	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal Account 1430			\$49,000.00	\$0.00	\$0.00	\$0.00	
	<u>Site Acquisition</u>							
AMP 01	Acquire Land for Development	1440	LS	<u>\$60,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1440			\$60,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: Cordele Housing Authority			Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
AMP 01	General Site Improvements	1450	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 02	Playgrounds, Landscaping, etc.	1450	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Playgrounds, Landscaping, etc.	1450	LS	\$2,500.00	\$0.00	\$0.00	\$0.00	
AMP 04	Playgrounds, Landscaping, etc.	1450	LS	<u>\$2,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1450			\$15,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:				2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP 01	Renovation of Units	1460	LS	\$51,338.00	\$0.00	\$0.00	\$0.00	
AMP 02	Install Dryer Connections	1460	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP 02	Air Conditioning Replacement	1460	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 02	Energy Saving Devices	1460	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Replace Floor Tile	1460	LS	\$3,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Replace Siding	1460	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Energy Saving Devices	1460	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Air Conditioning Replacement	1460	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: Cordele Housing Authority			Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures (Con't)</u>							
AMP 04	Roofing	1460	LS	\$40,000.00	\$0.00	\$0.00	\$0.00	
AMP 04	Air Conditioning Replacement	1460	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 04	Energy Saving Devices	1460	LS	<u>\$3,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1460			\$138,838.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:				2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
AMP 01	Ranges and Refrigerators	1465	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	
AMP 02	Ranges and Refrigerators	1465	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 03	Ranges and Refrigerators	1465	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	
AMP 04	Ranges and Refrigerators	1465	LS	<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1465.1			\$18,000.00	\$0.00	\$0.00	\$0.00	
	<u>Non-dwelling Structures</u>							
AMP 01	Improvements to Community Building	1470	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 02	Improvements to Community Building	1470	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cordele Housing Authority		Capital Fund Program Grant No: GA06P06350108 CFPP (Yes/No): Replacement Housing Factor Grant No:				2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Non-dwelling Structures (Con't)</u>							
AMP 03	Improvements to Community Building	1470	LS	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 04	Improvements to Community Building	1470	LS	\$6,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal Account 1470			\$16,000.00	\$0.00	\$0.00	\$0.00	
	<u>Non-dwelling Equipment</u>							
PHA-Wide	Computer Hardware Replacement	1475	LS	\$10,000.00	\$0.00	\$5,705.00	\$5,705.00	
PHA-Wide	Maintenance Equipment	1475	LS	<u>\$25,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1475			\$35,000.00	\$0.00	\$5,705.00	\$5,705.00	

Part II: Supporting Pages								
PHA Name: Cordele Housing Authority			Grant Type and Number: Capital Fund Program Grant No: GA06P06350108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Resident Relocation</u>							
AMP 01	Resident Relocation	1495	LS	<u>\$2,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1495			\$2,500.00	\$0.00	\$0.00	\$0.00	
	<u>Collateralization and Debt Service</u>							
PHA-Wide	Collateralization of Debt to CFP Financing	1501	LS	<u>\$155,942.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1501			\$155,942.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cordele Housing Authority					FFY of Grant: 2008
Development Number / Name PHA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA -Wide 1406	06/12/10		06/12/12		
PHA-Wide 1408	06/12/10		06/12/12		
PHA-Wide 1410	06/12/10		06/12/12		
PHA-Wide 1430	06/12/10		06/12/12		
PHA-Wide 1440	06/12/10		06/12/12		
AMP 01	06/12/10		06/12/12		
AMP 02	06/12/10		06/12/12		
AMP 03	06/12/10		06/12/12		
AMP 04	06/12/10		06/12/12		
PHA-Wide 1475	06/12/10		06/12/12		
PHA-Wide 1495	06/12/10		06/12/12		
PHA-Wide 1502	06/12/10		06/12/12		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Cordele/GA063		Locality (Cordele/Crisp Co., Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	\$227,780.00	\$202,780.00	\$222,780.00	\$237,780.00
C.	Management Improvements		\$95,500.00	\$95,500.00	\$95,500.00	\$95,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
E.	Administration		\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
F.	Other		\$42,500.00	\$42,500.00	\$42,500.00	\$27,500.00
G.	Operations		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$25,000.00	\$50,000.00	\$30,000.00	\$30,000.00
J.	Capital Fund Financing – Debt Service		\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
K.	Total CFP Funds		\$720,780.00	\$720,780.00	\$720,780.00	\$720,780.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number: Cordele/GA063			Locality (Cordele/Crisp Co./Georgia)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
	PHA-Wide	Annual Statement	\$395,500.00	\$395,500.00	\$395,500.00	\$380,500.00
	AMP 01		\$163,500.00	\$193,500.00	\$155,280.00	\$205,280.00
	AMP 02		\$20,500.00	\$20,500.00	\$18,000.00	\$17,500.00
	AMP 03		\$45,000.00	\$25,000.00	\$57,500.00	\$22,500.00
	AMP 04		\$26,280.00	\$16,280.00	\$24,500.00	\$25,000.00
	COCC		\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Operations – PHA-Wide</u>			<u>Operations – PHA-Wide</u>		
	Operations	LS	\$100,000.00	Operations	LS	\$100,000.00
	Subtotal 1406		\$100,000.00	Subtotal 1406		\$100,000.00
See						
Annual Statement	<u>Management Improvements – PHA-Wide</u>			<u>Management Improvements – PHA-Wide</u>		
	Life Skills	LS	\$2,500.00	Life Skills	LS	\$2,500.00
	Maintenance Training		\$5,000.00	Maintenance Training		\$5,000.00
	Resident Services		\$48,000.00	Resident Services		\$48,000.00
	Resident Training Support		\$8,000.00	Resident Training Support		\$8,000.00
	Staff Training	LS	\$10,000.00	Staff Training	LS	\$10,000.00
	TA Resident Job Training		\$6,000.00	TA Resident Job Training		\$6,000.00
	PHA Tech. Asst.		\$10,000.00	PHA Tech. Asst.		\$10,000.00
	Computer Software Upgrade		\$6,000.00	Computer Software Upgrade		\$6,000.00
	Subtotal 1408	LS	\$95,500.00	Subtotal 1408	LS	\$95,500.00
	<u>Administration</u>			<u>Administration</u>		
	Central Office Cost Center (10% of CFP)		\$70,000.00	Central Office Cost Center (10% of CFP)		\$70,000.00
	Subtotal 1410	LS	\$70,000.00	Subtotal 1410	LS	\$70,000.00
	<u>Fees and Costs – PHA-Wide</u>			<u>Fees and Costs – PHA-Wide</u>		
	Construction Mgt/Contract Adm.		\$10,000.00	Construction Mgt/Contract Adm.		\$10,000.00
	A&E Fees		\$25,000.00	A&E Fees		\$25,000.00
	Closing/Legal Fees		\$5,000.00	Closing/Legal Fees		\$5,000.00
	Subtotal 1430		\$40,000.00	Subtotal 1430		\$40,000.00
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Site Acquisition</u>			<u>Site Acquisition</u>		
	Acquire Land for Development – AMP 01		\$25,000.00	Acquire Land for Development – AMP 01		\$50,000.00
	Subtotal 1440		\$25,000.00	Subtotal 1440		\$50,000.00
See						
Annual Statement	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Playgrounds, Landscaping, etc. – AMP 01		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 01		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 02		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 02		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 03		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 03		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 04		\$2,500.00	Playgrounds, Landscaping, etc. – AMP 04		\$2,500.00
	Subtotal 1450		\$17,500.00	Subtotal 1450		\$17,500.00
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Renovation of units – AMP 01		\$75,000.00	Renovation of units – AMP 01		\$75,000.00
	Replace roofing – AMP 01		\$50,000.00	Replace roofing – AMP 01		\$50,000.00
	A/C Replacement – AMP 02		\$8,000.00	A/C Replacement – AMP 02		\$8,000.00
	Replace floor tile – AMP 03		\$3,000.00	Replace floor tile – AMP 03		\$3,000.00
	Replace roofing – AMP 03		\$12,500.00	Install energy saving devices – AMP 03		\$5,000.00
	Exterior work – AMP 03		\$10,000.00	A/C Replacement – AMP 03		\$6,000.00
	Install energy saving devices – AMP 03		\$2,500.00	Install energy saving devices – AMP 04		\$3,500.00
	A/C Replacement – AMP 03		\$6,000.00	A/C Replacement – AMP 04		\$6,780.00
	Install energy saving devices – AMP 04		\$3,500.00	Subtotal 1460		\$157,280.00
	A/C Replacement – AMP 04		\$6,780.00			
	Exterior items – AMP 04		\$10,000.00			
	Subtotal 1460		\$187,280.00	<u>Dwelling Equipment</u>		
				Ranges/Refrigerators – AMP 01		\$6,000.00
	<u>Dwelling Equipment</u>			Ranges/Refrigerators – AMP 02		\$5,000.00
	Ranges/Refrigerators – AMP 01		\$6,000.00	Ranges/Refrigerators – AMP 03		\$6,000.00
	Ranges/Refrigerators – AMP 02		\$5,000.00	Ranges/Refrigerators – AMP 04		\$1,000.00
	Ranges/Refrigerators – AMP 03		\$6,000.00	Subtotal 1465.1		\$18,000.00
	Ranges/Refrigerators – AMP 04		\$1,000.00			
	Subtotal 1465.1		\$18,000.00			
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Operations – PHA-Wide</u>			<u>Operations – PHA-Wide</u>		
	Operations	LS	\$100,000.00	Operations	LS	\$100,000.00
	Subtotal 1406		\$100,000.00	Subtotal 1406		\$100,000.00
See						
Annual Statement	<u>Management Improvements – PHA-Wide</u>			<u>Management Improvements – PHA-Wide</u>		
	Life Skills	LS	\$2,500.00	Life Skills	LS	\$2,500.00
	Maintenance Training		\$5,000.00	Maintenance Training		\$5,000.00
	Resident Services		\$48,000.00	Resident Services		\$48,000.00
	Resident Training Support		\$8,000.00	Resident Training Support		\$8,000.00
	Staff Training	LS	\$10,000.00	Staff Training	LS	\$10,000.00
	TA Resident Job Training		\$6,000.00	TA Resident Job Training		\$6,000.00
	PHA Tech. Asst.		\$10,000.00	PHA Tech. Asst.		\$10,000.00
	Computer Software Upgrade		\$6,000.00	Computer Software Upgrade		\$6,000.00
	Subtotal 1408	LS	\$95,500.00	Subtotal 1408	LS	\$95,500.00
	<u>Administration</u>			<u>Administration</u>		
	Central Office Cost Center (10% of CFP)		\$70,000.00	Central Office Cost Center (10% of CFP)		\$70,000.00
	Subtotal 1410	LS	\$70,000.00	Subtotal 1410	LS	\$70,000.00
	<u>Fees and Costs – PHA-Wide</u>			<u>Fees and Costs – PHA-Wide</u>		
	Construction Mgt/Contract Adm.		\$10,000.00	Construction Mgt/Contract Adm.		\$10,000.00
	A&E Fees		\$25,000.00	A&E Fees		\$10,000.00
	Closing/Legal Fees		\$5,000.00	Closing/Legal Fees		\$5,000.00
	Subtotal 1430		\$40,000.00	Subtotal 1430		\$25,000.00
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Site Acquisition</u>			<u>Site Acquisition</u>		
	Acquire Land for Development – AMP 01		\$30,000.00	Acquire Land for Development – AMP 01		\$30,000.00
	Subtotal 1440		\$30,000.00	Subtotal 1440		\$30,000.00
See						
Annual Statement	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Playgrounds, Landscaping, etc. – AMP 01		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 01		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 02		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 02		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 03		\$5,000.00	Playgrounds, Landscaping, etc. – AMP 03		\$5,000.00
	Playgrounds, Landscaping, etc. – AMP 04		\$2,500.00	Playgrounds, Landscaping, etc. – AMP 04		\$2,500.00
	Subtotal 1450		\$17,500.00	Subtotal 1450		\$17,500.00
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Renovation of units – AMP 01		\$111,780.00	Renovation of units – AMP 01		\$154,941.00
	A/C Replacement – AMP 02		\$8,000.00	A/C Replacement – AMP 02		\$5,000.00
	Replace floor tile – AMP 03		\$3,000.00	Replace floor tile – AMP 03		\$3,000.00
	Replace roofing – AMP 03		\$35,000.00	Install energy saving devices – AMP 03		\$2,500.00
	Install energy saving devices – AMP 03		\$2,500.00	A/C Replacement – AMP 03		\$6,000.00
	A/C Replacement – AMP 03		\$6,000.00	Install energy saving devices – AMP 04		\$3,500.00
	Install energy saving devices – AMP 04		\$3,500.00	A/C Replacement – AMP 04		\$5,000.00
	A/C Replacement – AMP 04		\$5,000.00	Exterior items – AMP 04		\$10,000.00
	Exterior items – AMP 04		\$10,000.00	Subtotal 1460		\$189,941.00
	Subtotal 1460		\$184,780.00			
				<u>Dwelling Equipment</u>		
	<u>Dwelling Equipment</u>			Ranges/Refrigerators – AMP 01		\$6,000.00
	Ranges/Refrigerators – AMP 01		\$6,000.00	Ranges/Refrigerators – AMP 02		\$5,000.00
	Ranges/Refrigerators – AMP 02		\$5,000.00	Ranges/Refrigerators – AMP 03		\$6,000.00
	Ranges/Refrigerators – AMP 03		\$6,000.00	Ranges/Refrigerators – AMP 04		\$1,000.00
	Ranges/Refrigerators – AMP 04		\$1,000.00	Subtotal 1465.1		\$18,000.00
	Subtotal 1465.1		\$18,000.00			
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part I: Summary						
PHA Name: Housing Authority of the City of Cordele		Grant Type and Number Capital Fund Program Grant No: GA06P06350109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$140,000.00				
3	1408 Management Improvements	\$95,500.00				
4	1410 Administration (may not exceed 10% of line 21)	\$70,000.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$25,000.00				
8	1440 Site Acquisition	\$16,280.00				
9	1450 Site Improvement	\$115,000.00				
10	1460 Dwelling Structures	\$62,500.00				
11	1465.1 Dwelling Equipment - Nonexpendable	\$18,000.00				
12	1470 Nondwelling Structures	\$16,000.00				
13	1475 Nondwelling Equipment	\$35,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	\$2,500.00				
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA	\$125,000.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)	\$720,780.00				
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

Part I: Summary					
PHA Name: Housing Authority of the City of Cordele		Grant Type and Number Capital Fund Program Grant No: GA06P06350109 Replacement Housing Factor		FFY of Grant: 2009	
		Grant No:		FFY of Grant Approval: 2009	
		Date of CFFP: _____:			
Type of Grant					
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		7/20/09			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$140,000.00				
	Subtotal 1406			\$140,000.00				
	Management Improvements							
PHA-Wide	Life Skills	1408	LS	\$2,500.00				
	Maintenance Training	1408		\$5,000.00				
	Resident Services	1408		\$48,000.00				
	Resident Training Support	1408		\$8,000.00				
	Staff Training	1408		\$10,000.00				
	TA Resident Job Training	1408		\$6,000.00				
	PHA Tech. Asst.	1408		\$10,000.00				
	Computer Software Upgrade	1408		\$6,000.00				
	Subtotal 1408			\$95,500.00				
	Administration							
PHA-Wide	Central Office Cost Center (10% of CFP)	1410	LS	\$70,000.00				
	Subtotal 1410			\$70,000.00				

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Fees and Costs</u>							
PHA-Wide	Construction Mgt / Contract Adm.	1430	LS	\$10,000.00				
	A & E Fees	1430	LS	\$10,000.00				
	Closing/Legal Fees	1430	LS	\$5,000.00				
	Subtotal 1430			\$25,000.00				
	<u>Site Acquisition</u>							
AMP-01 Sunset Homes	Acquire Land for Development	1440	LS	\$16,280.00				
	Subtotal 1440			\$16,280.00				
	<u>Site Improvement</u>							
AMP-01 Sunset Homes	Landscaping, Playgrounds, Fencing, Security, Signage, Handicap Accessibility, Curb Appeal, etc.	1450	LS	\$35,000.00				
AMP-02 Morningside Homes	Landscaping, Playgrounds, Fencing, Security, Signage, Handicap Accessibility, Curb Appeal, etc.	1450	LS	\$25,000.00				
	(continued on next page)							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvement (Continued)							
AMP-03 Scott/Shearer Homes	Landscaping, Playgrounds, Fencing, Security, Signage, Handicap Accessibility, Curb Appeal, etc.	1450	LS	\$35,000.00				
AMP-04 Westside Homes	Landscaping, Playgrounds, Fencing, Security, Signage, Handicap Accessibility, Curb Appeal, etc.	1450	LS	\$20,000.00				
	Subtotal 1450			\$115,000.00				
	Dwelling Structures							
AMP-01 Sunset Homes	Replacement of units	1460		\$30,000.00				
AMP-02 Morningside Homes	A/C Replacement	1460		\$5,000.00				
AMP-03 Scott/Shearer Homes	Replace floor tile	1460		\$3,000.00				
	Replace siding	1460		\$5,000.00				
	Install energy saving devices	1460		\$5,000.00				
	A/C Replacement	1460		\$6,000.00				
	(Continued on next page)							

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures (Continued)							
AMP-04 Westside Homes	Install energy saving devices	1460		\$3,500.00				
	A/C Replacement	1460		\$5,000.00				
	Subtotal 1460			\$62,500.00				
	Dwelling Equipment							
AMP-01 Sunset Homes	Refrigerators	1465.1	8	\$3,600.00				
	Ranges	1465.1	8	\$2,400.00				
AMP-02 Morningside Homes	Refrigerators	1465.1	7	\$3,150.00				
	Ranges	1465.1	7	\$2,100.00				
AMP-03 Scott/Shearer Homes	Refrigerators	1465.1	8	\$3,600.00				
	Ranges	1465.1	8	\$2,400.00				
AMP-04 Westside Homes	Refrigerators	1465.1	1	\$450.00				
	Ranges	1465.1	1	\$300.00				
	Subtotal 1465.1			\$18,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Non-Dwelling Structures</u>							
AMP-01 Sunset Homes	Community Building improvements	1470	LS	\$5,000.00				
AMP-02 Morningside Homes	Community Building improvements	1470	LS	\$5,000.00				
AMP-04 Westside Homes	Community Building improvements	1470	LS	\$6,000.00				
	Subtotal 1470			\$16,000.00				
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer hardware	1475	LS	\$10,000.00				
PHA-Wide	Maintenance Equipment	1475	LS	\$25,000.00				
	Subtotal 1475			\$35,000.00				
	<u>Relocation Costs</u>							
AMP-01 Sunset Homes	Resident Relocation	1495.1	LS	\$2,500.00				
	Subtotal 1495.1			\$2,500.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cordele			Grant Type and Number Capital Fund Program Grant No: GA06P06350109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Debt Collateralization</u>							
PHA-Wide	Collateralization of Debt related to CFP Financing	1501	LS	\$125,000.00				
	Subtotal 1501			\$125,000.00				
	CFP Total			\$720,780.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

CORDELE HOUSING AUTHORITY

FY2009 AGENCY PLAN ANNUAL UPDATE

SECTION 5.0 THROUGH 10.0

TABLE OF CONTENTS

5.0 Five-Year Plan

5.1	Mission Statement	3
5.2	Goals and Objectives	3

6.0 PHA Plan Update

1.	Eligibility, Selection and Admissions Policies	4
2.	Financial Resources	11
3.	Rent Determination Policies	12
4.	Operations and Management Policies	14
5.	Grievance Procedures	15
6.	Designated Housing for Elderly and Disabled Families	15
7.	Community Service and Self-Sufficiency	16
8.	Safety and Crime Prevention	16
9.	Pets	18
10.	Civil Rights Certifications	18
11.	Fiscal Year Audit	18
12.	Asset Management	18
13.	Violence Against Women Act	19

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a)	Hope VI or Mixed Finance Modernization or Development	19
(b)	Demolition and/or Disposition	20
(c)	Conversion of Public Housing	21
(d)	Homeownership	21
(e)	Project-based Vouchers	22

8.0 Capital Improvements

8.1	FY2009 Capital Fund Annual Statement and Five-Year Plan	22
8.2	Capital Fund Performance and Evaluations Reports	22
8.3	Capital Fund Financing Program	22

9.0 Housing Needs

9.1	Strategies for Addressing Needs	23
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10.0 Other Information

(a)	Progress in Meeting Goals and Objectives	25
(b)	Substantial Deviation and Significant Amendment	26
(c)	Memorandum of Agreement	27

5.0 Five-Year Plan

5.1 Mission Statement

The Housing Authority of the City of Cordele is dedicated to providing high-quality, well-managed, affordable housing for the citizens of Crisp County as well as providing residents with opportunities for economic self-sufficiency and enhanced quality of life with a commitment to serving our clients with professionalism, courtesy, and respect.

5.2 Goals and Objectives

Goal: Expand the supply of assisted housing

Objective

- Leverage private or other public funds to create additional housing opportunities:

Goal: Improve the quality of assisted housing

Objectives

- Improve public housing management: (PHAS score)
- Increase customer satisfaction:
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:

Goal: Provide an improved living environment

Objective

- Implement public housing security improvements:

Goal: Promote self-sufficiency and asset development of assisted households

Objective

- Provide or attract supportive services to improve assistance recipients' employability:

Goal: Ensure equal opportunity and affirmatively further fair housing

Objective

- Continue to follow HUD established regulations pertaining to the admission and continued occupancy of public housing.

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

The Housing Authority has revised all pan elements since the last submission.

- (b) **Identify where the 5-Year and Annual Plan may be obtained by the public.**

The FY2009 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Cordele Housing Authority's Main Office which is located at South 10th Street in Cordele, Georgia.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

Public Housing

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:
- When families are within a certain time of being offered a unit:
- Other: (describe)

The Authority makes an initial eligibility determination when a pre-application is completed. If an applicant is determined to be eligible at that time, they are placed on the waiting list. Once they near the top of the waiting list, final eligibility is verified.

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)

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
- 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 the Assignment section.

1. How many site-based waiting lists will the PHA operate in the coming year? Five (5)

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

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

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?

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:
- 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)?
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.

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 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)

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

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)

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)

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?
- 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:

2. Financial Resources

The table below lists the Cordele Housing Authority's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support public housing in Fiscal Year 2009.

Funding Source	Amount	Use
FY2009 PH Operating Fund	\$1,281,339	Operations
FY2009 Capital Fund Program	\$720,780	Modernization
FY2009 ARRA Funding	\$912,365	Modernization
FY2008 Capital Fund Program	\$720,780	Modernization
Public Housing Dwelling Rent	\$394,000	Operations
Interest	\$3,000	Operations
Management Fees	\$282,150	Operations
Total	\$4,314,414	

Note: The Capital Fund amount for FY2008 is the unobligated amount as of 3/31/2009.

3. Rent Determination

Public Housing

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).

---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:

The Authority is offering a discounted rent for the first few months of residence at certain hard to rent developments.

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)

e. 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)

All changes in family composition must be reported to the Authority.

f. 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?

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)

4. Operation and Management

PHA Management Structure

An organization chart showing the Cordele Housing Authority’s management structure and organization is included at attachment ga063f01.

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	439	103
Section 8 Vouchers	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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 and Continued Occupancy Policy
- Pet Policy
- Resident Advisory Board Policy
- Social Services Policy
- Pest Control Policy
- Disposition Policy
- Cash Management and Investment
- Capitalization Policy
- Grievance Policy
- Personnel Policy
- Procurement Policy
- Community Service Requirement
- Insurance Policy
- Air Conditioning Policy

(2) Section 8 Management: (list below)

N/A

5. Grievance Procedures

The Housing Authority's Grievance Procedure for Public Housing is included with attachment ga063g01.

6. Designated Housing for Elderly and Disabled Families

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?

7. Community Service and Self-Sufficiency

To comply with Federal Regulations, the Cordele Housing Authority has adopted a Community Service Requirement for those public housing residents who are able to work but are not currently employed. The Community Service Policy is included with attachment ga063g01.

8. Safety and Crime Prevention

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 use 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)

Sunset Homes

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)

Sunset Homes, Morningside Homes, Clara Scott Homes, Westside Homes and C.C. Shearer Homes

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)

Sunset Homes and Morningside Homes

9. Pets

The Authority has adopted a Pet Policy which outlines the rules and regulations to owning a pet in public housing. The Pet Policy is included with attachment ga063g01.

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended September 30, 2008 contained no findings. A copy of the Schedule of Findings and Questioned Costs is included at Attachment ga063h01.

12. Asset Management

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?

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)

Leveraging of the Capital Fund Program to complete unit modernization in a timelier manner

Conversion to Project-Based Management

13. Violence Against Women Act

The Cordele Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

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

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

- 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:

(b) Demolition and/or Disposition

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?

Demolition/Disposition Activity Description
1a. Development name: Sunset Homes (Phase Two) 1b. Development (project) number: GA063-001
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: (07/01/09)
5. Number of units affected: 42
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: (01/01/10) b. Projected end date of activity: (6/30/10)

(c) Conversion of Public Housing

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?

(d) Homeownership

Public Housing

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).

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Sunset Homes 1b. Development (project) number: GA063-001
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (09/30/2007)
5. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

(e) Project-Based Vouchers

The Cordele Housing Authority does not have a Section 8 Program and therefore, does not plan to use the Project-Based Voucher Program in FY2009.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

- ga063b01 – FY2009 CFP Annual Statement
- ga063d01 – FY2008 CFP Performance and Evaluation Report
- ga063e01 – FY2007 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

- ga063c01 – FY2009-2013 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

The Cordele Housing Authority is using the Capital Fund Financing Program to help fund the redevelopment of Sunset Homes.

9.0 Housing Needs

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.

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	708	5	4	4	5	3	3
Income >30% but <=50% of AMI	333	4	4	4	4	3	3
Income >50% but <80% of AMI	128	3	3	3	3	3	3
Elderly	171	4	3	3	4	2	4
Families with Disabilities	N/A	3	4	3	5	3	3
White	200	3	3	3	3	3	3
Black	966	3	3	3	3	3	3
Hispanic	18	3	3	3	3	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)

9.1 Strategy for Addressing Housing Needs

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:

- 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- 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.

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Adopt rent policies to support and encourage work

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

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

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 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

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Empowerment zone designation

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Capital Fund Program has been leveraged through the Capital Fund Financing Program to help fund the redevelopment of Sunset Homes.

The Authority is currently considered “troubled” due to a low score on the financial sub-section of the Public Housing Assessment System (PHAS). The Authority will focus on this area in upcoming fiscal year with the hopes of raising the score and achieving High Performer status.

The Authority continues to work toward renovating and modernizing the housing stock. This effort is funded through the Capital Fund Program. The planned budget for the FY2009 Capital Fund Program Annual Statement and Five-Year Plan is included as an Attachment to the Agency Plan.

The Authority has also applied for additional capital funding through the American Recovery and Revitalization Act.

The Demolition Application for thirty-six (36) units at Sunset Homes has been approved and the Authority will be submitting another Demolition Application for forty-two (42) more units. The Authority will be providing replacement housing at this site.

Resident Services continues to work toward resident awareness of opportunities to assist residents in becoming self-sufficient and improve resident satisfaction.

Through the Resident Opportunity and Self-sufficiency (ROSS) program, the Authority has targeted over 138 residents that are unemployed as well as needing to meet the community service requirements. We are working with residents to acquire their GEDs, development of employment skills, job training and other measures to improve their opportunity to become self-sufficient.

The Authority continues to provide financial fitness training, credit counseling and homeownership education to the residents. Teaching financial fitness, providing credit counseling educates our residents about the responsibilities homeownership. Our residents will be prepared as homeownership programs are development in our community.

The Authority continues to follow HUD regulations concerning admissions to and continued occupancy of public housing.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

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

Significant Amendment or Modification to the Annual Plan:

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

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

(c) Memorandum of Agreement

The Cordele Housing Authority entered into a Memorandum of Agreement with the U. S. Department of Housing and Urban Development on January 20, 2009. The Authority has been designated as “substantial financial” as defined at 24 CFR Section 902.67(c). The primary purpose of the MOA is to “substantially improve” the Authority’s PHAS score.

The Authority has worked diligently to meet the MOA’s requirements and has made significant progress since entering into the agreement.

Part I: Summary					
PHA Name: CORDELE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: GA06S06350109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	90,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	822,365.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

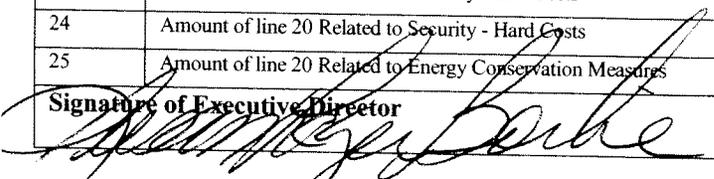
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: CORDELE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: GA06S06350109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input checked="" 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: 03/31/2009		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	912,365.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 7/28/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: CORDELE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: GA06S06350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-ARRA ADMINISTRATION	Developing and administering the bid process; Advertising; Monitoring the work site and Inspecting the work performed; Financial management of funding; Other administrative duties related to ARRA funding, etc.	1410		90,000.00				
AMP-02 MORNINGSIDE	Renovate kitchens-replace counter tops, faucets, sinks, electrical and cabinets as needed.	1460	100	300,000.00				
	Install dryer connection	1460	100	35,000.00				
	Install Heavy Duty Screens - 2 nd story	1460	50	20,000.00				
	Replace roofing	1460	100	170,000.00				
	Increase attic insulation	1460	100	20,000.00				
AMP-03 SCOTT/SHEARER	Replace siding	1460	100	30,000.00				
	Install energy efficient windows and heavy duty screens	1460	100	140,000.00				
	Increase attic insulation	1460	140	30,000.00				
AMP-04 WESTSIDE	Replace roofing	1460	60	60,000.00				
	Increase attic insulation	1460	60	17,365.00				*Work will begin with 50107 funding.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: CORDELE HOUSING AUTHORITY				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP-02 MORNINGSIDE HOMES	03/18/2010		03/18/2012		
AMP-03 SCOTT/SHEARER	03/18/2010		03/18/2012		
AMP-04 WESTSIDE	03/18/2010		03/18/2012		
ARRA ADMINISTRATION	03/18/2010		03/18/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

