

PHA Plans
Streamlined Annual
Version

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

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

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

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

Streamlined Annual PHA Plan
for Fiscal Year: 2009
PHA Name:

Northwest Georgia Housing Authority
2009-2013 Annual/Five Year Plan

GA285v02

Version 2

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

Streamlined Annual PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: 01/2009

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

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

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

Streamlined Annual PHA Plan
Fiscal Year 2009
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Site-Based Waiting List Policies	Page 4
	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	Page 5
	903.7(g) Statement of Capital Improvements Needed	
<input type="checkbox"/>	3. Section 8(y) Homeownership	Page 7
	903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/>	4. Project-Based Voucher Programs	Page 7
<input type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	Page 8
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	Page 9
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Page 12
<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	Page 18
<input checked="" type="checkbox"/>	9. Attachment A – Bond Pool Budget	
<input checked="" type="checkbox"/>	10. Attachment B – FY 2006 P & E Budget	
<input checked="" type="checkbox"/>	11. Attachment C – FY 2003 P & E Budget	
<input checked="" type="checkbox"/>	12. Attachment D – FY 2007 P & E Budget	
<input checked="" type="checkbox"/>	13. Attachment E – Definition of Substantial Deviation, Significant Amendment or Modification	
<input checked="" type="checkbox"/>	14. Attachment F – Membership of the Resident Advisory Board or Boards	
<input checked="" type="checkbox"/>	15. Attachment G – Resident Member on the PHA Governing Board	
<input checked="" type="checkbox"/>	16. Attachment H – Deconcentration	
<input checked="" type="checkbox"/>	17. Attachment I – Family Violence Policy	
<input checked="" type="checkbox"/>	18. Attachment J – Charles Hight Homes	
<input checked="" type="checkbox"/>	19. Attachment K – Altview Terrace	
<input checked="" type="checkbox"/>	20. Attachment L – Pennington Place	
<input checked="" type="checkbox"/>	21. Attachment M – Walnut Street	
<input checked="" type="checkbox"/>	22. Attachment N – Orlystus Drive	
<input checked="" type="checkbox"/>	23. Attachment O – Fairgrounds at Overlook	
<input checked="" type="checkbox"/>	24. Attachment P – Etowah Terrace	
<input checked="" type="checkbox"/>	25. Attachment Q – Nixon Avenue/Cherry Street	
<input checked="" type="checkbox"/>	26. Attachment R – Jackson Street/Euharlee Elementary School	
<input checked="" type="checkbox"/>	27. Attachment S – FY 2008 P & E Budget	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace;*

Form HUD-50071, *Certification of Payments to Influence Federal Transactions;* and

Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities.*

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
		2007	2008	
Property #1	7/26/2000	42-W, 23-B, 1-H, 6-D	W-7, 4-B, 1-H, 5-D	-83% W, -82.60% B, 0%-H, 6.66%-D
Property #2	7/26/2000	12-W, 42-B, 2-H, 2-D	75-W, 89-B, 6-H, 6-D	525% W, 111.90%B, 200%H, 200%D
Property #3	7/26/2000	28-W, 122-B, 1-H, 3-D	85-W, 104-B, 5-H, 6-D	200%W, 14.75%B, 400%H, 100%D
Property #4	7/26/2000	28-W, 41-B, 4-H, 1-D	106-W, 96-B, 4-H, 1-D	278%W, 134%B, 0%, 100%
Property #5	7/26/2000	6-W, 1-B, 0-H, 0-D	50-W, 24-B, 4-H, 2-D	733%W, 2300%B, 400%H, 200%D

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **11**
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? **11**
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below: **Altoview Terrace**
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: **AMP #GA285300104 - Park Homes
Etowah Terrace Project**
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
Charles Hight Homes – Effective July 1, 2008, NWGHA received twenty-one (21) Housing Choice vouchers (Section 8), valued at \$92,502.00 for the residents of Charles Hight Homes who are in the process of being relocated. On October 1, 2008, NWGHA will receive an additional twenty-eight (28) vouchers valued at \$123,336.00 and there will be no administrative fees associated with these Housing Choice vouchers. Following are options for the Charles Hight Homes Property:
- Use modernization funds – CFP 2009 to demolish the property.
 - Demolition is estimated to cost \$500,000.00.
 - By September 2009, and following the demolition of the structures, a Request for Qualification will be released for a developer to partner with NWGHA.
 - Northwest Georgia Housing Authority Administrative building may be built on a portion of the Charles Hight Homes site.
 - **Willingham Village – Due to the cost to renovate \$120,000.00 per unit, a new unit can be built - with larger rooms for \$106,000.00.**

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

- c. What actions will the PHA undertake to implement the program this year (list)?
Continue to seek and provide assistance for Homeownership through collaboration with Appalachian Housing Counseling Agency.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:) **NWGHA will allocate thirty-two (32) housing choice vouchers for a partnership 75/25 agreement with Mercy Housing to develop sixty-four (64) tax credit affordable units.**

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): 3
Sixty-four (64) affordable housing units, replacing thirty-two (32) public housing units will be located on the site of GA285-506, AMP#GA285300104 – To provide an additional opportunity for our residents to reside in upgraded, affordable housing with many amenities.

Pennington Place – Eight (8) apartments – The City of Rome purchased said property. The City applied for and received CHIP funds to renovate this property. Thereafter, the property will be deeded to NWGHA to allocate project based vouchers to the site.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction:**Floyd/Polk County**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
N/A	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19G of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).	Annual Plan: Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report		GA285v02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA0628P28550109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	392,221.56			
3	1408 Management Improvements	164,575.76			
4	1410 Administration	186,227.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	15,000.00			
10	1460 Dwelling Structures	729,448.00			
11	1465.1 Dwelling Equipment—Nonexpendable	56,400.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Loan Debt Obligation	434,671.68			
22	Amount of Annual Grant: (sum of lines 2 – 20)	2,028,544.00			
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security – Soft Costs				
26	Amount of Line 21 Related to Security – Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report					GA285v02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Transfer to Operation	1406		392,221.56				
	TOTAL 1406			392,221.56				
PHA WIDE	Management Improvement							
	Finance Staff	1408		15,107.00				
	Investigator w/benefits	1408		0.00				
	Staff Training	1408		15,000.00				
	Resident Initiative Program	1408		29,000.00				
	Security Salary	1408	5	78,000.00				
	Security Highrises w/benefits	1408		0.00				
	Computer System	1408		27,468.76				
	TOTAL 1408			164,575.76				
PHA WIDE	Administration							
	Administrative	1410		13,416.00				
	Modernization	1410		150,811.00				
	Telephone	1410		5,000.00				
	Sundry	1410		6,000.00				
	Fleet	1410		11,000.00				
	TOTAL 1410			186,227.00				

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

Annual Statement/Performance and Evaluation Report					GA285v02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Fees & Costs							
	Clerk of the Works	1430		35,000.00				
	Architect	1430		12,000.00				
	1430 TOTAL			47,000.00				
	Site Improvement							
GA 285-508	Greenery & Landscaping	1450	10	15,000.00				
	TOTAL 1450			15,000.00				
	Dwelling Structures							
GA 285-508	Demolition & Patching	1460	5 Units	5,000.00				
	Asbestos Removal	1460	5 Units	20,000.00				
	New Insulation	1460	5 Units	7,000.00				
	Carpentry	1460	5 Units	35,000.00				
	Concrete Floor Repair	1460	5 Units	49,000.00				
	Doors & Windows	1460	5 Units	82,000.00				
	Flooring	1460	5 Units	24,000.00				
	Drywall	1460	5 Units	35,000.00				

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

Annual Statement/Performance and Evaluation Report					GA285v02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Painting	1460	5 Units	4,000.00				
	Plumbing & Fixtures	1460	5 Units	65,000.00				
	HVAC	1460	5 Units	42,000.00				
	Electrical & Fixtures	1460	5 Units	55,000.00				
	New Cabinets	1460	5 Units	45,000.00				
	SUBTOTAL 1460			468,000.00				
	Dwelling Structures							
GA 285-505	Replace Radiator Valves	1460	200	70,000.00				
	SUBTOTAL 1460			70,000.00				
	Dwelling Structures							
GA 285-512	Windows	1460	20	191,448.00				
	SUBTOTAL 1460			191,448.00				
	TOTAL 1460			729,448.00				

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

GA285v02

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

Part II: Supporting Pages

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment							
GA 285-505	Refrigerators	1465.1	30	10,500.00				
GA 285-509	Refrigerators	1465.1	30	10,500.00				
GA 285-511	Refrigerators	1465.1	30	10,500.00				
GA 285-504	Stoves & Refrigerators	1465.1	10/10	6,000.00				
GA285-513	Stoves & Refrigerators	1465.1	20/20	12,900.00				
GA285-508	Stoves & Refrigerators	1465.1	10/10	6,000.00				
	TOTAL 1465.1			56,400.00				
	Relocation Costs							
GA 285-508	Relocation	1495.1	5	3,000.00				
	TOTAL 1495.1			3,000.00				
PHA WIDE	Loan Debt Obligation	9002		434,671.68				
	GRAND TOTAL			2,028,544.00				

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

Annual Statement/Performance and Evaluation Report						GA285v02		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part III: Implementation Schedule								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program No: GA06P28550109 Replacement Housing Factor No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE 1406	10/1/2009			6/30/2010				
PHA WIDE 1408	10/1/2009			12/31/2010				
PHA WIDE 1410	10/1/2009			12/31/2010				
508 Willingham Village 1450	1/1/2010			12/31/2010				
508 Willingham Village 1460	1/1/2010			12/31/2010				
508 Willingham Village 1495.1	10/1/2009			6/30/2011				
PHA WIDE – 9002 Loan Debt Obligation	10/1/2008			6/30/2010				
505 Highrise 1460	1/1/2010			12/31/2010				
505, 508, 511, 509, 504, 513 1465.1	1/1/2010			12/31/2010				
512 Westview – 1460	1/1/2010			12/31/2010				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					GA285v02	
Part I: Summary			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
PHA Name: Northwest Georgia Housing Authority						
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: GA06P28550110 PHA FY: 2010	Work Statement for Year 3 FFY Grant: GA06P28550111 PHA FY: 2011	Work Statement for Year 4 FFY Grant: GA06P28550112 PHA FY: 2012	Work Statement for Year 5 FFY Grant: GA06P28550113 PHA FY: 2013	
	Annual Statement					
1406 Operations – PHA WIDE		203,000.00	203,837.32	234,865.32	100,000.00	
1408 Mgmt. Imp. – PHA WIDE		153,711.00	164,339.00	155,032.00	155,713.00	
1410 Admin.– PHA WIDE		187,444.00	188,696.00	189,975.00	191,276.00	
1430 Fees & Cost – GA 508		60,000.00	65,000.00	70,000.00	75,000.00	
1450 Site Improv. –GA 508/512		15,000.00	15,000.00	129,000.00	15,000.00	
1460 Dwelling Structures 505/507/508/512		940,717.32	918,000.00	812,000.00	558,883.32	
1465.1 Dwelling Equipment 508/511		31,000.00	36,000.00	00	27,000.00	
1495.1 Relocation – GA508		3,000.00	3,000.00	3,000.00	3,000.00	
1499 Development Activities - 508		0	0	0	468,000.00	
9002 Loan Debt Obligation – PHA WIDE		434,671.68	434,671.68	434,671.68	434,671.68	
CFP Funds Listed for 5-year planning		2,028,544.00	2,028,544.00	2,028,544.00	2,028,544.00	
Replacement Housing Factor Funds						

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan				GA285v02		
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2010 FFY Grant: GA06P28550110 PHA FY: 2010			Activities for Year: 2011 FFY Grant: GA06P28550111 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA WIDE	1406 Operating Subsidy	203,000.00	PHA WIDE	1406 Operating Subsidy	203,837.32
Annual	PHA WIDE	1408 Management Improvements		PHA WIDE	1408 Management Improvements	
Statement		Finance Staff	15,711.00		Finance Staff	16,339.00
		Investigator Salary w/benefits	0.00		Investigator Salary w/benefits	0.00
		Staff Training	20,000.00		Staff Training	25,000.00
		Resident Services	20,000.00		Resident Services	25,000.00
		Security	78,000.00		Security	78,000.00
		Security Highrises	0.00		Security Highrises	0.00
		Computer System/Software	20,000.00		Computer System/Software	20,000.00
		1408 TOTAL	153,711.00		1408 TOTAL	164,339.00
	PHA WIDE	1410 Administration		PHA WIDE	1410 Administration	
		Administrative Salaries	13,942.00		Administrative Salaries	14,500.00
		Modernization Salaries	151,502.00		Modernization Salaries	152,196.00
		Telephone	5,000.00		Telephone	5,000.00
		Sundry	6,000.00		Sundry	6,000.00
		Fleet	11,000.00		Fleet	11,000.00
		1410 TOTAL	187,444.00		1410 TOTAL	188,696.00
		1430 Fees & Costs			1430 Fees & Costs	
	GA 508	Clerk of the Works/ Architect	60,000.00	GA 508	Clerk of the Works/ Architect	65,000.00
		1430 TOTAL	60,000.00		1430 TOTAL	65,000.00
		1450 Site Improvement			1450 Site Improvement	
	GA 508	Landscaping/Greenery	15,000.00	GA 508	Landscaping/Greenery	15,000.00
		1450 TOTAL	15,000.00		1450 TOTAL	15,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2010 FFY Grant: GA06P28550110 PHA FY: 2010			Activities for Year: 2011 FFY Grant: GA06P28550111 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1460 Dwelling Structures				
GA 508	Demolition & Patching	5,000.00		1460 Dwelling Structures	
	Asbestos Removal	20,000.00	GA 507	Roofing	30,000.00
	New Insulation	7,000.00		1460 SUBTOTAL	30,000.00
	Carpentry	35,000.00			
	Concrete Floor Repair	49,000.00		1460 Dwelling Structures	
	Doors & Windows	82,000.00	GA 508	Demolition & Patching	5,000.00
	Flooring	24,000.00		Asbestos Removal	20,000.00
	Drywall	35,000.00		New Insulation	7,000.00
	Painting	4,000.00		Carpentry	35,000.00
	Plumbing & Fixtures	65,000.00		Concrete Floor Repair	49,000.00
	HVAC	42,000.00		Doors & Windows	82,000.00
	Electrical & Fixtures	55,000.00		Flooring	24,000.00
	Cabinets	45,000.00		Drywall	35,000.00
	1460 SUBTOTAL	468,000.00		Painting	4,000.00
				Plumbing & Fixtures	65,000.00
				HVAC	42,000.00
	1460 Dwelling Structures			Electrical & Fixtures	55,000.00
GA 509	Replace Valves	35,000.00		Cabinets	45,000.00
GA 512	New HVAC	255,000.00		1460 SUBTOTAL	468,000.00
GA 504	Windows/Doors	182,717.32			
				1460 Dwelling Structures	
	1460 SUBTOTAL	472,717.32	GA 509	Replace Valves	35,000.00
	1460 TOTAL	940,717.32	GA 504	Windows/Doors/Rails	385,000.00
				1460 SUBTOTAL	420,000.00
				1460 TOTAL	918,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2012 FFY Grant: GA06P28550112 PHA FY: 2012			Activities for Year:2013 FFY Grant: GA06P28550113 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	1406 Operating Subsidy	234,865.32	PHA WIDE	1406 Operating Subsidy	100,000.00
PHA WIDE	1408 Management Improvements		PHA WIDE	1408 Management Improvements	
	Finance Staff	17,032.00		Finance Staff	17,713.00
	Investigator Salary w/benefits	0.00		Investigator Salary w/benefits	0.00
	Staff Training	15,000.00		Staff Training	15,000.00
	Resident Services	25,000.00		Resident Services	25,000.00
	Security	78,000.00		Security	78,000.00
	Security Highrises	0.00		Security Highrises	0.00
	Computer System/Software	20,000.00		Computer System/Software	20,000.00
	1408 TOTAL	155,032.00		1408 TOTAL	155,713.00
PHA WIDE	1410 Administration		PHA WIDE	1410 Administration	
	Administrative Salaries	15,080.00		Administrative Salaries	15,683.00
	Modernization Salaries	152,895.00		Modernization Salaries	153,593.00
	Telephone	5,000.00		Telephone	5,000.00
	Sundry	6,000.00		Sundry	6,000.00
	Fleet	11,000.00		Fleet	11,000.00
	1410 TOTAL	189,975.00		1410 TOTAL	191,276.00
	1430 Fees & Costs			1430 Fees & Costs	
GA 508	Clerk of the Works/ Arch.	70,000.00	GA 508	Clerk of the Works/ Arch.	75,000.00
	1430 TOTAL	70,000.00		1430 TOTAL	75,000.00
	1450 Site Improvement			1450 Site Improvement	
GA 508	Landscaping/Greenery	15,000.00	GA 508	Landscaping/Greenery	15,000.00
	1450 SUBTOTAL	15,000.00		1450 TOTAL	15,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			GA285v02		
Activities for Year: 2012 FFY Grant: GA06P2855112 PHA FY: 2012			Activities for Year: 2013 FFY Grant: GA06P28550113 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1450 Site Improvement			1460 Dwelling Structures	
GA 505	Valve/Sewer Replacement	15,000.00	GA 505	New Roof	60,000.00
GA 509	Valve/Sewer Replacement	15,000.00		1460 SUBTOTAL	60,000.00
GA 511	Valve/Sewer Replacement	15,000.00			
GA 512	Replace Mailboxes	5,000.00		1460 Dwelling Structure	
GA 512	Paving/Sidewalks	42,000.00	GA 512	Install Drywall	25,000.00
GA 512	New Playground	10,000.00		1460 SUBTOTAL	25,000.00
GA 512	Gutters& Downspouts	12,000.00			
	1450 SUBTOTAL	114,000.00	GA 505	Renovation HR1-Assisted Living	403,883.32
	1450 TOTAL	129,000.00		1460 SUBTOTAL	403,883.32
			GA511	Replace Radiator Valves	70,000.00
	1460 Dwelling Structures			1460 SUBTOTAL	70,000.00
GA 508	Demolition & Patching	5,000.00		1460 TOTAL	558,883.32
	Asbestos Removal	20,000.00			
	New Insulation	7,000.00		1465.1 Dwelling Equipment	
	Carpentry	35,000.00	GA 512	Stoves & Refrigerators	27,000.00
	Concrete Floor Repair	49,000.00		1465.1 TOTAL	27,000.00
	Doors & Windows	82,000.00			
	Flooring	24,000.00		1495.1 Relocation Costs	
	Drywall	35,000.00	GA 508	Relocation Cost	3,000.00
	Painting	4,000.00		1495.1 TOTAL	3,000.00
	Plumbing & Fixtures	65,000.00			
	HVAC	42,000.00		1499 Development Activities	
	Electrical & Fixtures	55,000.00	GA 508	1499 Development Activities	468,000.00
	Cabinets	45,000.00		1499 Total	468,000.00
	1460 SUBTOTAL	468,000.00			

Annual Statement/Performance and Evaluation Report				ga285a02	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Housing Authority Bond Pool Budget			Grant Type and Number Capital Fund Program Grant No: Capital Fund Loan 922 Replacement Housing Factor Grant No:		Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Quarterly Report 6/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	433,113.00		433,113.00	433,556.53
8	1440 Site Acquisition				
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	2,988,171.00		2,988,171.00	2,364,937.71
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,723,288.00		1,723,288.00	1,014,049.55
19	1501 Collateralization or Debt Service	512,641.00		512,641.00	512,641.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,657,213.00		5,657,213.00	4,325,184.79
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

GA285a02

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

Part II: Supporting Pages

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Express Capital Fund Loan #922 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Clerk of the Works/Architect	1430		433,113.00		433,113.00	433,556.53	
GA508	Site Improvement							
Willingham Village	Water/Sewer/Landscaping	1450	20 Units	0		0	0	
	1450 Total			0		0	0	
GA508	Dwelling Structures							
Willingham Village	Demolition/Patching	1460	20 Units	4,931.00		4,931.00	0	
	Asbestos Removal	1460	20 Units	16,000.00		16,000.00	0	
	New Insulation	1460	20 Units	5,800.00		5,800.00	0	
	Carpentry	1460	20 Units	28,000.00		28,000.00	0	
	Concrete Floor Repair	1460	20 Units	40,000.00		40,000.00	0	
	Doors/Windows	1460	20 Units	67,000.00		67,000.00	0	
	Flooring	1460	20 Units	20,000.00		20,000.00	0	
	Drywall	1460	20 Units	29,000.00		29,000.00	0	
	Painting	1460	20 Units	3,200.00		3,200.00	0	
	Plumbing & Fixtures	1460	20 Units	53,000.00		53,000.00	0	
	HVAC	1460	20 Units	34,000.00		34,000.00	0	

Annual Statement/Performance and Evaluation Report

GA285a02

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

Part II: Supporting Pages

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Express Capital Fund Loan #922 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA514	Dwelling Structures							
Eastview Apts.	Demolition & Patching	1460	17 Units	72,000.00		72,000.00	72,000.00	
	Asbestos Removal	1460	17 Units	39,000.00		39,000.00	39,000.00	
	New Insulation	1460	17 Units	30,000.00		30,000.00	30,000.00	
	Carpentry	1460	17 Units	310,000.00		310,000.00	310,000.00	
	Concrete Repairs	1460	17 Units	183,000.00		183,000.00	183,000.00	
	Doors & Windows	1460	17 Units	152,000.00		152,000.00	152,000.00	
	Flooring	1460	17 Units	136,297.00		136,297.00	51,965.41	
	Drywall	1460	17 Units	95,000.00		95,000.00	95,000.00	
	Painting	1460	17 Units	38,000.00		38,000.00	35,401.70	
	Plumbing & Fixtures	1460	17 Units	220,000.00		220,000.00	189,000.00	
	HVAC	1460	17 Units	151,009.00		151,009.00	151,000.00	
	Electrical & Fixtures	1460	17 Units	175,000.00		175,000.00	145,000.00	
	New Cabinets	1460	17 Units	77,000.00		77,000.00	77,000.00	
	1460 Subtotal			1,678,306.00		1,678,306.00	1,530,367.11	
	1460 TOTAL			2,988,171.00		2,988,171.00	2,364,937.71	

Annual Statement/Performance and Evaluation Report				ga285b02	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: Ga06P28550106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	187,700.79		187,700.79	187,700.79
3	1408 Management Improvements	331,171.95		331,171.95	331,171.95
4	1410 Administration	191,729.70		191,729.70	191,729.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,334.57		31,334.57	31,334.57
8	1440 Site Acquisition				
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	357,892.76		357,892.76	87,649.44
11	1465.1 Dwelling Equipment—Nonexpendable	76,233.14		76,233.14	71,662.08
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,703.70		5,703.70	5,703.70
18	1499 Development Activities	300,858.71		300,858.71	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	9002 Loan Debt Obligation	434,671.68		434,671.68	362,226.40
22	Amount of Annual Grant: (sum of lines 2 – 20)	1,917,297.00		1,917,297.00	1,269,178.63
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security – Soft Costs				
26	Amount of Line 21 Related to Security – Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

GA285b02

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

Part II: Supporting Pages

PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures							
GA 285-508	Demolition & Patching	1460	6 Units	9,305.21		9,305.21	9,305.21	
	Asbestos Removal	1460	6 Units	13,000.00		13,000.00	0	
	New Insulation	1460	6 Units	4,500.00		4,500.00	0	
	Carpentry	1460	6 Units	20,600.00		20,600.00	0	
	Concrete Floor Repair	1460	6 Units	27,000.00		27,000.00	0	
	Doors & Windows	1460	6 Units	42,160.24		42,160.24	0	
	Flooring	1460	6 Units	16,000.00		16,000.00	0	
	Drywall	1460	6 Units	23,000.00		23,000.00	0	
	Painting	1460	6 Units	2,600.00		2,600.00	0	
	Plumbing & Fixtures	1460	6 Units	33,200.00		33,200.00	0	
	HVAC	1460	6 Units	27,000.00		27,000.00	0	
	Electrical & Fixtures	1460	6 Units	36,000.00		36,000.00	0	
	New Cabinets	1460	6 Units	25,183.08		25,183.08	0	
	1460 SUBTOTAL			279,548.53		279,548.53	9,305.21	
GA 285.511	Threshold Repair	1460	77	2,172.01		2,172.01	2,172.01	
GA 285-509	Replace Flooring	1460	101 Units	14,615.99		14,615.99	14,615.99	
	1460 SUBTOTAL			16,788.00		16,788.00	16,788.00	
	1460 TOTAL			357,892.76		357,892.76	87,649.44	

Annual Statement/Performance and Evaluation Report ga285c02
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Northwest Georgia Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06D28550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/2008
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,800.00	19,712.55	19,712.55	19,712.55
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	457,000.00	457,000.00	457,000.00	457,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	8,400.00	26,887.45	26,887.45	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,400.00	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	503,600.00	503,600.00	503,600.00	476,712.55
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report		ga285d02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					Federal FY of Grant: 2007
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550107 Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	129,243.32	0	0	0
3	1408 Management Improvements	285,000.00	234,000.00	234,000.00	106,901.57
4	1410 Administration	186,227.00	186,227.00	186,227.00	61,062.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,600.00	82,600.00	35,433.08	35,433.08
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	245,000.00	245,000.00	245,000.00	0
11	1465.1 Dwelling Equipment—Nonexpendable	36,000.00	36,000.00	36,000.00	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	528,000.00	657,243.32	657,243.32	0
19	1501 Collateralization or Debt Service	434,671.68	434,671.68	434,671.68	0
20	9002 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,875,742.00	1,875,742.00	1,828,575.08	203,397.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report					GA285d02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Transfer to Operation	1406		129,243.32	0	0	0	
	TOTAL 1406			129,243.32	0	0	0	
PHA WIDE	Management Improvement							
	Finance Staff	1408		15,107.00	15,107.00	15,107.00	15,107.00	
	Investigator w/benefits	1408		58,500.00	50,500.00	50,500.00	19,820.53	
	Staff Training	1408		15,000.00	10,000.00	10,000.00	4,515.39	
	Resident Initiative Program	1408		58,500.00	58,500.00	58,500.00	28,916.30	
	Security Salary	1408	5	78,000.00	52,000.00	52,000.00	26,250.00	
	Security Highrises w/benefits	1408		32,448.00	30,448.00	30,448.00	15,162.39	
	Computer System	1408		27,445.00	17,445.00	17,445.00	2,606.67	
	TOTAL 1408			285,000.00	234,000.00	234,000.00	126,294.58	
PHA WIDE	Administration							
	Administrative	1410		13,416.00	13,416.00	13,416.00	13,584.96	
	Modernization	1410		172,811.00	144,411.00	144,411.00	61,112.77	
	Telephone Cost	1410		0	6,400.00	3,159.00	3,159.00	
	Sundry	1410		0	8,000.00	3,806.22	3,806.22	
	Fleet	1410		0	14,000.00	6,951.08	6,951.08	
	TOTAL 1410			186,227.00	186,227.00	186,227.00	61,062.80	

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

Annual Statement/Performance and Evaluation Report					GA285d02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Fees & Costs							
	Fees & Costs	1430		31,600.00	82,600.00	82,600.00	35,433.08	
	TOTAL 1430			31,600.00	82,600.00	82,600.00	35,433.08	
	Dwelling Structures							
GA 285-508	Demolition & Patching	1460	3 Units	1,500.00	1,500.00	1,500.00	0	
	Asbestos Removal	1460	3 Units	6,000.00	6,000.00	6,000.00	0	
	New Insulation	1460	3 Units	2,100.00	2,100.00	2,100.00	0	
	Carpentry	1460	3 Units	10,500.00	10,500.00	10,500.00	0	
	Concrete Floor Repair	1460	3 Units	14,700.00	14,700.00	14,700.00	0	
	Doors & Windows	1460	3 Units	24,600.00	24,600.00	24,600.00	0	
	Flooring	1460	3 Units	7,200.00	7,200.00	7,200.00	0	
	Drywall	1460	3 Units	10,500.00	10,500.00	10,500.00	0	
	Painting	1460	3 Units	1,200.00	1,200.00	1,200.00	0	
	Plumbing & Fixtures	1460	3 Units	19,500.00	19,500.00	19,500.00	0	
	HVAC	1460	3 Units	12,600.00	12,600.00	12,600.00	0	
	Electrical & Fixtures	1460	3 Units	16,500.00	16,500.00	16,500.00	0	
	New Cabinets	1460	3 Units	13,500.00	13,500.00	13,500.00	0	
	SUBTOTAL 1460			140,400.00	140,400.00	140,400.00	0	

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

Annual Statement/Performance and Evaluation Report					GA285d02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA285-508	Development Activities							
	Gymnasium	1499	1	528,000.00	657,243.32	657,243.32	0	
	TOTAL 1499			528,000.00	657,243.32	657,243.32	0	
PHA WIDE	Collateralization	9002		434,671.68	434,671.68	434,671.68	0	
	Total 9002			434,671.68	434,671.68	434,671.68	0	
	GRAND TOTAL			1,862,278.00	1,875,742.00	1,828,575.0	203,397.45	

ga285e02

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year Beginning 1/2009

**Definition of Substantial Deviation, Significant Amendment or
Modification**

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

Ga285f02

Northwest Georgia Housing Authority Agency Plan

Fiscal Year Beginning 1/2009

Required Attachment: Membership of the Resident Advisory Board or Boards

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

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

Officers:

1. Chantell Hammond, President
2. No Representative, Vice President
3. No Representative, Secretary-Treasurer

<u>Advisory Board Member</u>	<u>Area Represented</u>
1 No Representative	Hight Homes
2 Ora B. King	Altoview Terrace & Graham Homes
3 Robert McCain	Park Homes & Fairgrounds
4 Sylvia Price	Main High
5 Tina Conaway	Willingham Village
6 Jean Pearce	Hardy Apartments
7 Polly Davis	Frost Apartments
8 Susie Yeager	Barron Apartments
9 Frankie Blankenship	Rockmart

Ga285g02

ATTACHMENT g

Northwest Georgia Housing Authority

Agency Plan

Fiscal Year 2009

Required Attachment: Resident Member on the PHA Governing Board

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

A. Name of resident member on the governing board:

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

- Elected by residents
 Appointed

C. The term of appointment is one year term that expires: July 31, 2009

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

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

- Other: **Northwest Georgia Housing Authority consists of Floyd and Polk Counties, with the consolidation of Rome and Rockmart Housing Authorities. The By-laws require that for one year the Resident Commissioner reside in the City of Rome then the following year the Resident Commissioner reside in the City of Rockmart.**

There were no nominations from Rockmart for the Resident Commissioner. Thus, in order to maintain a resident commissioner on the Board, the Board of Commissioner By-laws will be revised to provide that the resident serve from either county upon approval from the Resident Association; and the Resident Council/Advisory Committee.

B. Date of next term expiration of a governing board member: 7/31/2010

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

Mayor

**Attachment H
Northwest Georgia Housing Authority
Agency Plan
GA285h02**

DECONCENTRATION

The calculation of average incomes conducted on 9/16/2008 indicate 1 (one) covered project has average incomes that fall outside 85% to 115% of the average incomes of all developments as follows:

Project 5	\$8,580
Project 2	\$4,132

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

Floyd County

Average Median Income $\$49,600 \times .30 = \$14,880$

Project 1	\$7,591	51%
Project 2	\$4,132	28%
Project 3	\$6,483	43%
Project 4	\$7,430	50%

Polk County

Average Median Income $\$45,400 \times .30 = \$13,620$

Project 5	\$8,580	63%
-----------	---------	-----

GA285i02
Northwest Georgia Housing Authority
Agency Plan
Family Violence Policy

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

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

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

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

Attachment J
Ga285j02
Agency Plan

Charles Hight Homes

Effective July 1, 2008, NWGHA received twenty-one (21) Housing Choice vouchers (Section 8), valued at \$92,502.00 for the residents of Charles Hight Homes who are in the process of being relocated. On October 1, 2008, NWGHA will receive an additional twenty-eight (28) vouchers valued at \$123,336.00 and there will be no administrative fees associated with these Housing Choice vouchers.

Hope VI funds cannot be used for the demolition for Charles Hight Homes. Following are recommendations and options for the Charles Hight Homes Property:

- Use modernization funds and reserves 1406 – CFP 2009 to demolish the property.
- Demolition is estimated to cost \$500,000.00.
- By September 2009, and following the demolition of the structures, a Request for Qualification will be released for a developer to partner with NWGHA.
- Northwest Georgia Housing Authority Administrative building may be built on a portion of the Charles Hight Homes site.

**Attachment K
Ga285k02
Agency Plan**

**Altoview Terrace/East Rome Revitalization/Hope VI
Project**

Northwest Georgia Housing Authority has contracted with a consultant to write the HOPE VI grant for the Revitalization of the East Rome Community including East 12th Street to the railroad track, up to Maple Street, down to East 15th Street – Maple Street back to the Greater Mount Calvary Baptist Church.

Northwest Georgia Housing Authority collaborating with the City of Rome to revitalize the East Rome Community. Northwest Georgia Housing Authority will also partner with a developer to develop mixed-income or tax credit units. These units will include public housing, tax credit, market rate housing (for rent as well as condominiums, town houses and some (for purchase) cottage style homes – a “New Urbanist” style development.

The main road serving the community will continue to be Maple Street and will also be the site for Neighborhood Retail including some service businesses (i.e. – Finishing Touch Hair salon which is currently located on Maple Street, along with several other small businesses).

The planning team will consist of the following:

- **NWGHA Management Team**
Sandra D. Hudson – Executive Director
Cheryl Molock – Director of Housing
Steve Chumley – Director of Technical Services
Carole Pearson – Director of Finance
Shereen Palmer – Procurement Manager
Sylvia Morgan – Resident Services Coordinator

**Altoview Terrace/East Rome Revitalization/Hope VI Project,
continued**

- **Resource Team**

Ron Sitterding – City of Rome
Wright Bagby – City of Rome (Elected)
Sammy Rich – City of Rome
Melton Slack – City of Rome (Elected)
John Bennett – City of Rome Manager
Jim Keaton – NWGHA Board of Commissioners
Michael Taylor – NWGHA Board of Commissioners
Von Lambert – Real Estate
Reverend Terrell Shields – Pastor
Alvin Jackson – East Rome Association
Judy Sims – Rome City School System
Gayland Cooper – Rome City School System
Craig McDaniel – Coosa Valley Technical College
Al Hodge – President/CEO Chamber of Commerce
Sue Hiller – Rome/Floyd County Planning Committee

**Attachment L
Ga285102
Agency Plan**

**Pennington Place Project
City of Rome and Northwest Georgia Housing Authority Collaborative Project**

Northwest Georgia Housing Authority (NWGHA) is collaborating with the South Rome Redevelopment Corporation and the City of Rome to own and operate the Pennington Place Apartments. These apartments are located in Rome's revitalization community. All the units will be demolished and rebuilt on the same site.

The City of Rome will use HOME funds to rebuild the units. Northwest Georgia Housing Authority will utilize replacement-housing funds to rebuild two of the units as public housing units - replacing two of Charles Hight Homes units. The other six units will be, after construction, deeded to Northwest Georgia Housing Authority.

**Attachment M
Ga285m02
Agency Plan**

Walnut Street Project

On February 18, 2008, the City of Rome transferred four lots on Walnut Street to Northwest Georgia Housing Authority (J14K-126, K14K-127, J14K-128 and J14K-129). The purpose of this transfer is for NWGHA to use this property for public housing purposes, utilizing Housing Choice vouchers. The property will revert back to the City of Rome on February 8, 2010, if the construction has not commenced.

Northwest Georgia Housing Authority (NWGHA) plans are to apply to the Department of Community Affairs (DCA) for permanent supportive housing (2008) funds. NWGHA plans to apply for funds in 2009.

The Supportive Housing Program is a 'no interest loan' for awards up to \$3,000,000.00 to build apartments for the homeless population. DCA will also provide Housing Choice vouchers for these units.

**Attachment N
Ga285n02
Agency Plan**

Orlystus Drive Project

There are fourteen (14) apartment units located on Orlystus Drive. When this property was initially appraised, it was for \$400,000.00. A second appraisal was for \$330,000.00. The owner has stated that he would not take under \$365,000.00.

NWGHA has submitted a proposal to HUD to utilize Replacement Housing Funds to purchase these units. The City of Rome has committed to provide at least \$50,000.00 and to assist with this project.

This project will be put on hold and discussed prior to the City of Rome applying for CHIP Funds (FY2009) to renovate the project.

Attachment O
Ga285o02
Agency Plan

Fairgrounds at Overlook Project

Northwest Georgia Housing Authority (NWGHA) will collaborate 75/25% with Mercy Housing to apply for 9% tax credits. Mercy Housing will assume all the risks. NWGHA will land lease the property to Mercy Housing. Mercy Housing will provide \$250,000.00 in development fees to NWGHA and an additional \$250,000.00 after construction.

NWGHA shall contract with Mercy Housing for security, maintenance and resident services. NWGHA has requested an option to manage the property after five years.

The application for disposition/demolition was submitted to HUD on June 9, 2008. The tax credit application was submitted June 2009. Mercy Housing should hear from DCA by September 2009. At this time, the disposition/demolition application must be approved by HUD.

**Attachment P
Ga285p02
Agency Plan**

Etowah Terrace Project

Northwest Georgia Housing Authority (NWGHA) reserves the option to purchase land (five lots that front South Broad Street and Etowah Terrace) from the City of Rome for \$88,364.00. This area is presently called Gateway Park. The City will then pay the money back to the CDBG funds.

Mercy Housing may purchase lots in this area from the South Rome Redevelopment Corporation.

Mercy Housing, NWGHA, and South Rome Redevelopment Corporation are discussing the option of a partnership to develop low income housing. Mercy Senior Care is also interested in occupying a facility on this site.

NWGHA proposes to use Housing Choice vouchers for this project. The Authority will also request that after five years, NWGHA manage the property. NWGHA has requested that this authority manage the maintenance, security, and resident services for this project.

Mercy Housing plans to apply for 9% tax credits in Spring 2009, for the Etowah Terrace Project.

**Attachment Q
Ga285q02
Agency Plan**

Nixon Avenue/Cherry Street Project

Property on Nixon Avenue was donated by the City of Rome to Northwest Georgia Housing Authority (NWGHA) to build homes for first time homeowners. The Cherry Street property was purchased by NWGHA's non-profit entity, Appalachian Housing and Redevelopment Corporation for \$5,000.00 from Citizen's First Bank. This property will also be used to build homes for first time homeowners. NWGHA's non-profit, Appalachian Housing & Redevelopment Corporation will start the process of applying for CHDO status again and working toward applying for funds to build houses for first time home-owners. The economy has also curtailed plans for construction of these homes.

**Attachment R
Ga285r02
Agency Plan**

**Rockmart Projects
Jackson Street and other blighted areas**

Jackson Street – Rockmart Mayor has contacted the Executive Director to discuss a possible partnership to address specific blighted areas within the City limits of Rockmart. The Jackson Street property has potential for a mixed-use site, including market rent and tax credits. Northwest Georgia Housing Authority (NWGHA) has researched the tax records to identify the Jackson Street property owners.

On August 26, 2008, NWGHA representatives met with the Mayor and representatives from the Department of Community Affairs Community Initiative. Options include the following:

- Community Development Block Grant (CDBG) that will need to be applied for by the City of Rockmart.
- Low Income Tax Credits
- Community HOME Investment Program (CHIP)
- Single Family Development Program
- NWGHA & the Mayor plan to meet with Mercy Housing representatives and a consultant to further investigate additional funding opportunities for this property. This meeting will be followed by another meeting with DCA.

Euharlee Elementary School – Rockmart – Mercy Housing and NWGHA met with Polk County School Superintendent to discuss the process by which Mercy Housing can purchase this property. Plans are to convert this site for apartments for the elderly.

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

Annual Statement/Performance and Evaluation Report		ga285s02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					Federal FY of Grant: 2008
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550108 Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	272,455.56	405,668.80	405,668.80	0
3	1408 Management Improvements	285,023.76	310,023.76	310,023.76	0
4	1410 Administration	186,227.00	186,277.00	186,277.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	15,000.00	15,000.00	0	0
10	1460 Dwelling Structures	599,500.00	607,502.76	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	63,400.00	63,400.00	63,400.00	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	6,000.00	6,000.00	6,000.00	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	9002 Loan Debt Obligation	434,671.68	434,671.68	434,671.68	0
22	Amount of Annual Grant: (sum of lines 2 – 20)	1,862,278.00	2,028,544.00	1,406,041.24	0
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security – Soft Costs				
26	Amount of Line 21 Related to Security – Hard Costs				
27	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report					ga285s02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Transfer to Operation	1406		272,455.56	405,668.80	405,668.80	0	
	TOTAL 1406			272,455.56	405,668.80	405,668.80	0	
PHA WIDE	Management Improvement							
	Finance Staff	1408		15,107.00	15,107.00	15,107.00	0	
	Investigator w/benefits	1408		58,500.00	58,500.00	58,500.00	0	
	Staff Training	1408		15,000.00	15,000.00	15,000.00	0	
	Resident Initiative Program	1408		58,500.00	58,500.00	58,500.00	0	
	Security Salary	1408	5	78,000.00	78,000.00	78,000.00	0	
	Security Highrises w/benefits	1408		32,448.00	32,448.00	32,448.00	0	
	Computer System/Software	1408		27,468.76	27,468.76	27,468.76	0	
	Telephone Cost	1408		0	5,000.00	5,000.00	0	
	Sundry	1408		0	8,000.00	8,000.00	0	
	Fleet	1408		0	12,000.00	12,000.00	0	
	TOTAL 1408			285,023.76	310,023.76	310,023.76	0	
PHA WIDE	Administration							
	Administrative	1410		13,416.00	13,416.00	13,416.00	0	
	Modernization	1410		172,811.00	172,811.00	172,811.00	0	
	TOTAL 1410			186,227.00	186,227.00	186,227.00	0	

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

Annual Statement/Performance and Evaluation Report					ga285s02			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvement							
GA 285-508	Greenery & Landscaping	1450	10	15,000.00	15,000.00	0	0	
	TOTAL 1450			15,000.00	15,000.00	0	0	
	Dwelling Structures							
GA 285-508	Demolition & Patching	1460	10 Units	5,000.00	5,000.00	0	0	
	Asbestos Removal	1460	10 Units	20,000.00	20,000.00	0	0	
	New Insulation	1460	10 Units	7,000.00	7,000.00	0	0	
	Carpentry	1460	10 Units	35,000.00	35,000.00	0	0	
	Concrete Floor Repair	1460	10 Units	49,000.00	49,000.00	0	0	
	Doors & Windows	1460	10 Units	82,000.00	82,000.00	0	0	
	Flooring	1460	10 Units	24,000.00	24,000.00	0	0	
	Drywall	1460	10 Units	35,000.00	35,000.00	0	0	
	Painting	1460	10 Units	4,000.00	4,000.00	0	0	
	Plumbing & Fixtures	1460	10 Units	65,000.00	65,000.00	0	0	
	HVAC	1460	10 Units	42,000.00	42,000.00	0	0	
	Electrical & Fixtures	1460	10 Units	55,000.00	55,000.00	0	0	
	New Cabinets	1460	10 Units	45,000.00	45,000.00	0	0	
	SUBTOTAL 1460			468,000.00	468,000.00	0	0	

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

Annual Statement/Performance and Evaluation Report						ga285s02		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Northwest Georgia Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P28550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures							
GA 285-505	Replace Flooring	1460	20	20,000.00	20,000.00	0	0	
GA 285-509	Replace Flooring	1460	20	20,000.00	20,000.00	0	0	
GA285-511	Replace Flooring	1460	20	20,000.00	20,000.00	0	0	
	SUBTOTAL 1460			60,000.00	60,000.00	0	0	
	Dwelling Structures							
GA 285-513	Add Air Conditioning	1460	20	71,500.00	79,502.76	0	0	
	SUBTOTAL 1460			71,500.00	79,502.76	0	0	
	TOTAL 1460			599,500.00	607,502.76	0	0	
	Dwelling Equipment							
GA 285-505	Refrigerators	1465.1	30	10,500.00	10,500.00	10,500.00	0	
GA 285-509	Refrigerators	1465.1	30	10,500.00	10,500.00	10,500.00	0	
GA 285-511	Refrigerators	1465.1	30	10,500.00	10,500.00	10,500.00	0	
GA 285-504	Stoves & Refrigerators	1465.1	10	6,000.00	6,000.00	6,000.00	0	
GA285-506	Stoves & Refrigerators	1465.1	36	19,900.00	19,900.00	19,900.00	0	
GA285-508	Stoves & Refrigerators	1465.1	10	6,000.00	6,000.00	6,000.00	0	
	TOTAL 1465.1			63,400.00	63,400.00	63,400.00	0	

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