

1.0	PHA Information PHA Name: Housing Authority of the City of LaGrange PHA Code: GA026 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2010				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 420 _____ Number of HCV units: _____ 0 _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-YEAR PLAN. COMPLETE ITEMS 5.1 AND 5.2 ONL AT 5-YEAR PLAN UPDATE				

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years: The Mission of the Housing Authority of the City of LaGrange is to be the leader in making excellent affordable housing available for very-low, low and moderate-income persons through effective management and the wise stewardship of public funds. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. By working with others, we will assist qualified families with appropriate opportunities and services to enhance the quality of family life.
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5.2 Goals and Objectives

- Goal One: Expand the supply of assisted housing.**
- Goal Two: Improve the quality of assisted housing.**
- Goal Three: Increase customer satisfaction.**
- Goal Four: Provide and improved living .**
- Goal Five: Promote self-sufficiency and asset development of assisted households.**
- Goal Six: Ensure equal opportunity and affirmatively further fair housing.**

Progress Report on Five Year Plan

The Housing Authority City of LaGrange has worked toward achieving the goals outlined in the Five Year Plan. Staff, Residents and Commissioners have embraced the challenging steps involved in working toward promoting affordable housing, creating opportunities for economic self-sufficiency and the availability of an affordable living environment free from discrimination.

5.2	
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Policies were reviewed.</p> <p><i>Policy:</i> The Board of Commissioners adopted a Public Comment Policy. The Admission and Continued Occupancy Policy was amended through the housekeeping policy, community, violence against women policy, and EIV policy. Strong efforts continue to be made to solicit residents to serve on the Grievance Hearing Panel.</p> <p><i>Fiscal Year Audit:</i> The audit review for fiscal year end March 31, 2009 reflected one finding related to Housing Choice Voucher housing program. The audit indicated, "For four of 42 Section 8 tenant files reviewed, the 50058 form did not have the tenant's correct family income (income was overstated in all cases).</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The public may obtain copies of our 5-year annual plan from the main office of the Housing Authority located at 201 Chatham Street, LaGrange, GA or the remote office at 611 Borton Street. -follows-</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0 9.1	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. -follows-Based on 2000 U.S. Census data the largest demand for housing Maintaining our utilization rate will continue to be a challenge</p> <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. -follows-</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.+

PROGRESS TOWARDS EACH GOAL IN THE 5-YEAR PLAN ENDING 2010 (REPORT YE 2009)

Goal One: Expand the supply of assisted housing

The vacancy rate for Public Housing continued to remain steady, with only approximately a 3% vacancy rate over the preceding annual term. Significant improvement in the vacancy rate is difficult to achieve, due to the migratory nature of the low-income population that we serve. Staff continues to monitor this area weekly to fill turn units around and fill vacancies as quickly as possible. This year staff has improved unit turn around times by 20 percent.

Goal Two: Improve the quality of assisted housing

In the last five years, LaGrange Housing Authority has invested considerable time and resources in training staff to become knowledgeable in the new methods necessary to promote a good work environment for employees that will ultimately benefit the customer. The Authority will upgrade our Housing Software systems by the end of fiscal year 2010. This new tool will become a significant asset to staff, the public and other housing entities.

LHA continues to monitor funds and costs to keep a balanced budget. Without amendments to LHA's Annual Contribution Contract, federal operating and capital subsidies, LHA would not be able to meet its obligation. Capital Funding is sufficient to meet its ongoing capital needs. Even with increases in non-discretionary funds, LHA has retained staff. As of December 31, 2009, occupancy rate in Benjamin Harvey Hill Homes was and the occupancy rate in Lucy Morgan Homes was . The long term solution is to preserve all units as affordable public housing, preserve the tenancy of existing residents, improve building standards and conditions and maintain long-term LHA regulation and control of the developments.

At this time, LHA is not involved in mixed finance partnerships.

Staff will continue to work towards expanding the availability and improving the overall quality of the affordable housing stock by continuing to modernize public housing and supporting efforts to improve the overall quality of the general housing stock.

Goal Three: Increase customer satisfaction:

Moving to electronic document imaging is a new initiative for LHA that will give staff access to documents and data in a timelier manner. It will also help to improve customer experience by equipping staff with better access to documents and information.

Goal Four: Provide an improved living environment

Through the upgrades and exterior improvements made to the public housing units the tenants have a renewed respect for the developments. Lighting improvements, fencing improvements and new landscaping have increase the overall security and look of each development. Our flat rent program encourages higher income residents to stay or join the public housing program. Our partnership with the LaGrange Police department also provides a direct link to their resources to help screen all tenants and to address and mitigate problems as they arise. The tenant association has also become attuned to making suggestions on improving the housing living environment.

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

Most discretionary policies and programs are created to promote self-sufficiency of tenants through a system of comprehensive supportive programs. Staff works to assist housing residents that need assistance by matching resources to promote tenant education and self-sufficiency. Our principle mission is "affordable decent, safe, and sanitary housing" in conjunction with meeting HUD rules and policies augmented with preferential local controls.

10.0

Maintaining our utilization rate will continue to be a challenge in 2010-2011 as we work to maintain our ability to service those in need with the peculiar demands of managing varying cost within a budget based system of funding.

Goal Six: Ensure equal opportunity and affirmatively further fair housing

The housing application is available in Spanish. The portion of our clientele that speak Spanish is less than 1%. The Public Housing waiting list for low-rent housing continues to be a real issue. LaGrange Housing Authority is a mixed community, Problems arise with the elderly population because the living environment is not always sustainable for their specialized needs.

We are continuing to comply with the applicable Federal laws and regulations to ensure that admission to and occupancy and services are conducted and provided in a non-discriminatory manner.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or procedures pertaining to the operation of the Authority.

A. Basic criteria to determine a significant amendment or modification the 5-year plan:

1. Charge rent percentages less than 30% of adjusted income.
2. Revision to capital expenditures for demolition and replacement
3. Use of capital funds as operating reserve
4. Addition of new non-emergency work items of \$100,000.

A "Substantial Deviation" from the 5-year Plan is an overall change in the direction from the existing mission or goals or objectives.

1. Our mission statement continues to affect all parties – the residents, the community, HUD and H/A staff.
2. A review of needs assessment determined our goals and objectives. Our existing goals and objectives were challenging, achievable, clear, positive and measurable.

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. –follows-

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

11.0

1.0 UPDATE

1. ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES

Families wishing to apply for the Public Housing Program will be required to complete an application for housing assistance. Applications will be accepted during regular business hours at: 201 Chatham Street, LaGrange Georgia

Applications are taken to compile a waiting list. Completed applications will be accepted for all applicants and the LaGrange Housing Authority will verify the information.

Applications may be made in person at the Benjamin Harvey Hill Homes, 201 Chatham Street on Monday through Thursday, 9:00 a.m.- 11:00 a.m. and 1:00 p.m. - 4:00 p.m. . Applications will be mailed to interested families upon request.

Persons with disabilities who require a reasonable accommodation in completing an application may call the LaGrange Housing Authority to make special arrangements.

The application process will involve two phases. The first phase is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide limited basic information establishing any preferences to which they may be entitled. This first phase results in the family's placement on the waiting list. It is at this point in time that the family's waiting list preference will be verified. If the family no longer qualifies to be near the top of the list, after verification, the family's name will be returned to the appropriate spot on the waiting list.

The applicant may at any time report changes in their applicant status including changes in family composition, income, or preference factors. The LaGrange Housing Authority will annotate the applicant's file and will update their place on the waiting list. Confirmation of the changes will be confirmed with the family in writing.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The LaGrange Housing Authority will ensure that verification of all preferences, eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

Non-income (screening) factors used to establish eligibility for admission to public housing. Criminal or Drug-related activity, Rental history, Housekeeping, Utility verification, balance owed to government agency including LHA, debt owed for community service are other factors.

Criminal records are requested from local law enforcement agencies for screening purposes.
Criminal records are requested from state law enforcement agencies for out of state applicants.

(2)Waiting List Organization

Method used: Community-wide list

Interested persons apply for admission to public housing at the main administrative office, 201 Chatham Street, Pathways, New Ventures, Troup Department of Family and Children Services, Troup Health Clinic, City of LaGrange Utility Department, Community Action for Improvement, United Way.

(3) Assignment

Applicants are given three choices before they fall to the bottom of or are removed from the waiting List. This policy is consistent across all waiting list types

(4) Admissions Preferences

There are no plans 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

Transfers of under-housed, medical justification and administrative reasons determined by the housing housing authority (e.g. to permit modernization work) take precedence over new admissions

Preferences have been established for admission to public housing (other than date and time of application).

Admission preferences in the coming year:

I. Involuntary Displaced

- A. A disaster, such as fire or flood, has made the unit uninhabitable or otherwise formally recognized pursuant to Federal Disaster Relief Laws.
- B. Code enforcement or development program activates by a U.S agency or a state or local governmental body or agency
- C. The housing owner has taken an action that forces the applicant to vacate its unit:
 - i. The action was beyond the applicant's ability to control or prevent
 - ii. The action occurred despite the applicant's having met all previously imposed conditions of occupancy
 - iii. The action was not a rent increase

II. Victims of Domestic Violence

Families who are victims of domestic violence means actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant's household. The violence must have occurred recently or is of a continuing nature. Verification of such violence must be certified.

III. Violence Against Women (VAWA)

Families who are victims of actual or threatened domestic violence, dating violence or stalking.

IV. Working families and or single working persons

Applicants with an adult family member currently working at least a minimum of 25 hours per week hours and have been employed for 6 continuous months. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.

(5) Occupancy

Reference materials applicants and residents may use to obtain information about the rules of occupancy of public housing are the resident lease, admission and occupancy policy, briefing seminars and written materials.

Residents may notify of changes in family composition at an annual reexamination and lease renewal, any time family composition changes or at family request for revision.

(6) Deconcentration and Income Mixing

There are no general occupancy (family) public housing developments covered by the deconcentration rule.

2. FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	1,268,037	
b) Public Housing Capital Fund	768,864	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		Daily operations
CFP 501-06	331,085	HVAC at Lucy Morgan
CFP 501-07	766,496	
CFP 501-07	768,864	
3. Public Housing Dwelling Rental Income	358,483	Daily operations
4. Other income (list below)		
Investment income	156,596	
Sale of fixed assets	46,783	
4. Non-federal sources (list below)		
Total resources	4,465,208	

Element #11 Fiscal Year Audit

The audit review for fiscal year end June 30, 2007 reflected one finding related to Housing Choice Voucher housing program. The audit indicated, "For four of 42 Section 8 tenant files reviewed, the 50058 form did not have the tenant's correct family income (income was overstated in all cases).

3. RENT DETERMINATION

Discretionary policies for determining income-based rent:

The minimum rent is \$50.00

MINIMUM RENT HARDSHIP EXEMPTION: All LHA families, under the law, can request a minimum rent hardship, and that determination is subject to LHA grievance procedure. If the family requests a hardship exemption, the minimum rent requirement is immediately suspended.

The minimum rent is suspended for the following situations:

- 1) The family has lost eligibility for assistance and is awaiting an eligibility determination for a Federal, State or local program;
- 2) A family may be evicted due to the imposition of the minimum rent requirement;

- 3) The family's income has decreased due to changed circumstances including loss of employment;
- 4) Exemption may not be provided if said hardship is determined to be temporary; the family must provide LHA with documentation of hardship under the circumstances.

Should LHA determine that the hardship is temporary, the minimum rent shall then be imposed; however, the family will not be evicted for non-payment during the ninety (90) day period commencing on the date of the family's request for exemption of minimum rent in excess of the resident rent otherwise payable. A reasonable repayment agreement is an option for any such rent not paid during that period. If the family, thereafter, demonstrates that the financial hardship is long-term duration, LHA shall retroactively exempt the family from the minimum rent requirement.

If the resident is denied the minimum rent hardship, the resident is entitled to file a grievance and LHA may not require the resident to make an escrow deposit to obtain said hearing.

There are no plans to charge rents at a fixed amount or percentage less than 30% of adjusted income

Between income reexaminations, changes in income or family composition must be reported for such changes to result in an adjustment to rent when the family receives income from a new source, or member added to the family through birth or adoption or court-awarded custody or household member is leaving or has left the family unit or family experience decrease in income.

Market-based flat rents established were compared rents listed in local newspaper and similar unassisted units in the neighborhood.

4. OPERATION AND MANAGEMENT

Public Housing Authorities (PHAs) are authorized under section 8 of the Georgia statutes.

The mayor of LaGrange appoints board members. Members serve a five-year renewable term unless filling a partial term. LaGrange Housing Authority provides housing resources to meet the need of the locality in a creative and efficient manner and ensures that programs are operated to guarantee the long-term viability of the agency while affirmatively furthering fair housing efforts and principles.

The PHA is a complex organization with many facets and often serves conflicting purposes.

The board as a whole establishes the agency mission, develops goals and objectives to achieve the established mission and establishes policy consistent with the goals and objectives.

Personnel of LHA:

Administrative:	7
Maintenance:	8
Seasonal Maintenance	4
Tenant Services:	5
Protective Services:	1

5. GRIEVANCE PROCEDURES

The purpose of a public housing authority grievance process:

- required by HUD
- protects the agency and the family
- proof of good faith that family was heard
- opportunity for public housing authority to examine and reverse
- documents a fair process.

Written grievance procedures have been established. Residents or applicants may contact the main administrative office at 201 Chatham Street to initiate the grievance process.

6. DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES

There are no plans to designate or 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

7. COMMUNITY SERVICE AND SELF-SUFFICIENCY

Programs are coordinated, promoted or provided to enhance the economic and social self-sufficiency of residents.

8. SAFETY AND CRIME PREVENTION

To ensure the safety of public housing residents, the housing authority measures the high incident of violent and/or drug-related crime in all of the developments and in the areas adjacent to the developments.

There is a need to improve the safety of residents as indicated by the analysis of crime statistics over time for crimes committed "in and around" the public housing authority, residents reports, employee reports and police reports. Crime prevention plans to undertake in the next fiscal year include: activities targeted to at-risk youth, adults, or seniors, volunteer resident patrol/block watchers program and additional lighting design.

Police provide crime data to the housing authority staff for analysis and action. Police have established a physical presence on housing authority property through a dedicated community police officer. There is an agreement between the housing authority and police department for provision of above-baseline law enforcement services. These services affect both developments.

9. PETS

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surrounding. A pet deposit is required. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. Elderly units are exempt.

Exotic pets such as snakes, monkeys, rodents, (hamsters, gerbils), etc. are not allowed.

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

Residents must have the prior approval of the Housing Authority before moving a pet into their unit.

10. CIVIL RIGHTS CERTIFICATION

Civil rights certifications are included in the plan certifications of compliance with the plans and related regulations: board resolution to accompany the standard annual plan.

11. FISCAL YEAR AUDIT

An audit was conducted and submitted to HUD for the most recent fiscal year (2008). There were not finding as the result of this audit.

12. ASSET MANAGEMENT

HUD is measuring results rather than process, LHA will review all elements of its organization including but not limited to:

- Cost of any centralized service, whether maintenance or administrative, must be reasonable
- Develop maintenance arrangements systems to track those costs that can be charged back to the projects. Projects can only be charged for actual maintenance serviced received, either at "cost" or on a "fee-for-service" basis.
- Monitor arrangement of central property management so as not to lower performance levels.
- LaGrange Housing Authority is required to comply. The authority for year beginning April 2008 is allocating costs under asset management. We have two asset management properties and one central office cost center.
- This new plan affects the way we do business. Year-end financial statements will be submitted on each project. Projects will only be charged costs for services actually received. Central property management services will be reviewed for efficient operation. Our annual review will help the board of commissioners provide oversight when

thinking about the changing economic, social, technological and political landscapes. Strategies will be formulated to coordinate services and resources in the community to help achieve objectives. Quarterly reviews will evaluate the overall performance of the public housing business and its progress towards objectives.

13. VIOLENCE AGAINST WOMEN ACT

The LaGrange Housing Authority (LHA) has adopted a policy to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005. LHA's goals, objectives and policies enable LHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking

9.0

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	1733	5chas	4chas	4	3	2	3
Income >30% but <=50% of AMI	1338	4	3	3	3	2	2
Income >50% but <80% of AMI	1289	3	2	2	2	2	2
Elderly	1009	4	3	3	4	2	4
Families with Disabilities	959	2	3	3	5	3	3
Black	2838	4	3	3	3	3	3
White	1391	4	3	3	3	3	3
Hispanic	74	3	3	3	3	3	3

HOUSING NEEDS

Housing needs for each family type: 1 no impact - 5 severe impact

Household income for Troup County, Georgia current as of 2000.

Source: U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

Unemployment in September 2007 was 5.6%. Renter occupied apartments: 7,788.

Percent of renters in Troup County 36%. 2008 cost of living index in Troup County 81.2.

Industries providing employment:

Manufacturing 28.0%; educational, health and social services 19.7%; retail trade 11.8%.

Fair market rent in 2006 for a 1 bedroom apartment in Troup County was \$444 a month.

Fair market rent for a 2-bedroom apartment was \$556 a month. Fair market rent for a 3 bedroom apartment was \$703 a month.

Business layoffs in Troup County were:

2008 - 475

2007 - 254

2006 - 273

Source: Troup County Georgia detailed profile – city-data.com

U.S. Census Bureau State and County QuickFacts

Housing Needs of Families on the Waiting Lists			
Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	49		159
Extremely low income <=30% AMI	41	84	
Very low income (>30% but <=50% AMI)	8	16	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	12	
Elderly families	0	0	
Families with Disabilities	2	4	
Race/ethnicity-white	4	8	
Race/ethnicity-black	45	91	
Race/ethnicity-latino	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	43	88	26
2 BR	4	8	61
3 BR	2	4	58
4 BR	0		14
5 BR			
5+ BR			
waiting list OPEN			

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

Research indicates there is a shortage of affordable housing for all eligible populations. The housing authority has the largest number of affordable handicap units in the jurisdiction. Efforts are being made to reduce the turnover time for vacated units. Family units are modified upon request of the family, as reasonable. Preferences are given to working and elderly families.

Part I: Summary

PHA Name: Housing Authority of the City of LaGrange	Grant Type and Number Capital Fund Program Grant No. GA026-501-10 Replacement Housing Factor No. Date of CFFP:	FFY of Grant: 2010 FFY OF Grant Approval:
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Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)	\$157,992.00		\$40,000.00	\$0.00
3	1408 Management Improvements	\$157,992.00			\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$78,966.00			\$0.00
5	1411 Audit	\$22,000.00			\$0.00
6	1415 Liquidated Damages				\$0.00
7	1430 Fees and Costs	\$30,000.00			\$0.00
8	1440 Site Acquisition				\$0.00
9	1450 Site Improvements	\$62,819.00			\$0.00
10	1460 Dwelling Structures	\$144,000.00			\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$29,850.00			\$0.00
12	1470 Nondwelling Structures	5000			\$0.00
13	1475 Nondwelling Equipment	\$28,500.00			\$0.00
14	1485 Demolition				\$0.00
15	1492 Moving to Work Demonstration				\$0.00
16	1495.1 Relocation Costs				\$0.00
17	1499 Development Activities				\$0.00
18a	1501 Collateralization or Debt Service Paid by PHA				\$0.00
18ba	9000 Collateralization of Debt Service Paid Via System of Direct Payment				\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$72,847.00			\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$789,966.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				\$0.00
22	Amount of line 20 Related to Section 504 Compliance				\$0.00
23	Amount of line 20 Related to Security - Soft Costs				\$0.00
24	Amount of line 20 Related to Security - Hard Costs				\$0.00
25	Amount of line 20 Related to Energy Conservation Measures				\$0.00

Signature of Executive Director	Date	19-Jan-10	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06S026501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
1406 H/A Wide	daily operations Total Operations 157,992			\$157,992.00				
1408	Human Service Coordinator FT		3 yrs	\$108,996.00				
	Human Service Assistant PT		3 yrs	\$48,996.00				
	Total Mgmt Improve 157,992							
1410	Clerk of Works		3 yrs	\$78,966.00				
	Total Admin 78,966							
1411	physical / asset inventory audit		1	22,000				
	Total Audit 11,000							
1430	Architectural Services		1	30,000				
	Total Fees and Costs 25,000							
				\$446,950.00				

Annual Statement/Performance and Evaluation Report						U.S. Department of Housing and Urban Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and						Office of Public and Indian Housing	
Capital Fund Financing Program						OMB No. 2577-0226	
						Expires 4/30/2011	

Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority			Grant Type and Number Capital Fund Program Grane No: GA06S026501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
1460	upgrade handicap units		21	\$84,000.00				
	reattach porch to building		10	\$30,000.00				
	replace sewer system		10	\$30,000.00				
	Total Dwg Structures 144,000							
1450	resurface parking lots /parking spaces		30	\$62,819.00				
	Total Site Improve 62,819							
1465	purchase refrigerators		50	\$17,500.00				
	purchase 20" ranges		5	\$1,350.00				
	purchase 30" ranges		50	\$13,500.00				
	Total Dwelling Equip 32,350							
1475	computer/warranty for I.D. software		1	\$2,000.00				
	curtains for multipurpose bldg		9	\$1,000.00				
	curtains for community bldg		5	\$1,000.00				
	portable podium		2	\$1,000.00				
	table and chairs		7	\$10,000.00				
	microwave for multipurpose		1	\$500.00				
	copier for after school program		1	\$1,000.00				
	truck		1	\$12,000.00				
	Total Nondwel Struct 28,500							
				\$267,669.00				

Capital Fund Program, Capital Fund Program Replacement Housing Factor and				U.S. Department of Housing and Urban Development			
Capital Fund Financing Program				Office of Public and Indian Housing			
				OMB No. 2577-0226			
				Expires 4/30/2011			
Part II: Supporting Pages							

Part I: Summary

PHA Name: Housing Authority of the City of LaGrange	Grant Type and Number Capital Fund Program Grant No. GA06S026501-09 Replacement Housing Factor No. Date of CFFP:	FFY of Grant: 2009 FFY OF Grant Approval:
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- Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual State Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$40,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	0	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$6,490.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$778,802.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$147,938.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$3.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service Paid by PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization of 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)	\$973,230.00	\$0.00	\$0.00	\$0.00
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 19-Jan-10	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06S026501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide	Clerk of the Works	1410	1	\$40,000.00				
	Total	1410		\$40,000.00				
HA Wide	Audit ARRA Expenditures	1430	1	\$6,490.00				
	Total	1430		\$6,490.00				
GA026-1 Ben Hill	Replace waste lines under kitchen sink and bath lavatory	1460	238	\$48,100.00				
	Install lighting in attics	1460	62	\$18,550.00				
	Replace range hoods and venting	1460	238	\$148,612.00				
	Repair / replace porch rails	1460	238	\$33,915.00				
	Refurbish interior stairs	1460	192	\$96,400.00				
	Refurbish exterior stairs	1460	12	\$88,000.00				
				\$433,577.00				

Part I: Summary								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06S026501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
GA026-2 Lucy Morgan	Replace waste lines under kitchen sink and bath lavatory	1460	182	\$47,400.00				
	Install lighting in attics	1460	62	\$16,750.00				
	Replace range hoods and venting	1460	182	\$114,440.00				
	Repair / replace porch rails	1460	182	\$25,585.00				
	Refurbish interior stairs	1460	139	\$72,550.00				
	Refurbish exterior stairs	1460	9	\$68,500.00				
	Total	1460		\$345,225.00				
GA026-1 Ben Hill	Renovate Community Building	1470		\$147,038.00				
	Total	1470		\$147,038.00				

Part I: Summary								
PHA Name:		Grant Type and Number Capital Fund Program Grane No: CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	

Part I: Summary								
PHA Name:		Grant Type and Number Capital Fund Program Grane No: CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	

Account Totals	1406	\$0.00
	1408	\$0.00
	1410	\$0.00
	1411	\$0.00
	1415	\$0.00
	1430	\$6,490.00
	1440	\$0.00
	1450	\$0.00
	1460	\$345,225.00
	1465.1	\$0.00
	1470	\$147,038.00
	1475	\$0.00
	1487	\$0.00
	1492	\$0.00
	1495.1	\$0.00
	1499	
	1501	\$0.00
	9000	\$0.00
	1502	\$0.00

Amount of Annual Grant \$498,753.00

LBP	\$0.00
Section 504	\$0.00
Security	\$0.00
Security	\$0.00
Energy	\$0.00

Part I: Summary					
PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number Capital Fund Program Grant No. GA026-501-09 Replacement Housing Factor No. Date of CFFP:		FFY of Grant: 2009 FFY OF Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 1 <input type="checkbox"/> Performance and Evaluation Report f 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)	\$154,170.00			\$0.00
3	1408 Management Improvements	\$154,170.00			\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$77,051.00			\$0.00
5	1411 Audit				\$0.00
6	1415 Liquidated Damages				\$0.00
7	1430 Fees and Costs				\$0.00
8	1440 Site Acquisition				\$0.00
9	1450 Site Improvements	\$20,000.00			\$0.00
10	1460 Dwelling Structures	\$334,500.00			\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				\$0.00
12	1470 Nondwelling Structures				\$0.00
13	1475 Nondwelling Equipment	\$30,960.00			\$0.00
14	1485 Demolition				\$0.00
15	1492 Moving to Work Demonstration				\$0.00
16	1495.1 Relocation Costs				\$0.00
17	1499 Development Activities				\$0.00
18a	1501 Collateralization or Debt Service Paid by PHA				\$0.00
18ba	9000 Collateralization of Debt Service Paid Via System of Direct Payment				\$0.00
19	1502 Contingency (may not exceed 8% of line 20)				\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$770,851.00		\$0.00
21	Amount of line 20 Related to LBP Activities				\$0.00
22	Amount of line 20 Related to Section 504 Compliance				\$0.00
23	Amount of line 20 Related to Security - Soft Costs		\$30,000.00		\$0.00
24	Amount of line 20 Related to Security - Hard Costs				\$0.00
25	Amount of line 20 Related to Energy Conservation Measures				\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages

PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: CFFP (Yes/No): Replacement Housing Factor Grant No:		GA06P026501-08	Federal FFY of Grant: 2009		
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
26-1 Ben Hill	Daily Operations	1406	1	\$77,085.00				
26-2 Lucy Morgan	Daily Operations		1	\$77,085.00				
	Total Operations 154,170							
26-1 Ben Hill	Security Contract with the City	1408	1	\$30,000.00				
26-2 Lucy Morgan	Security Contract with the City		1	30,000				
26-1 BHHH	Human Svc Coordinator		1	41,000				
26-2 LMH	Human Svc Coordinator		1	\$41,000.00				
26-1 BHHH	Human Svc Coordinator		1	\$41,000.00				
26-1 BHHH	Security Cameras		4	\$6,085.00				
26-2 LMH	Security Cameras		4	\$6,085.00				
	Total Mgmt Improve 154,170							

Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority			Grant Type and Number Capital Fund Program Grane No: CFFP (Yes/No): Replacement Housing Factor Grant No:			GA026 501-09 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
26-1 Ben Hill	Audit	1411	2	\$11,800.00				
26-2 Lucy Morgan	Audit		2	\$11,800.00				
	Total Audit 23,800							
26-1 Ben Hill	Architect	1430	1	32,295.50				
26-2 Lucy Morgan	Architect			32,295.50				
	Total Fees and Costs 64,591							
26-1 Ben Hill	Kitchen renovations	1460	20	\$100,000.00				
26-1 Ben Hill	Replace/repair porch rails		20	\$33,915.00				
26-2 Lucy Morgan	Kitchen renovations	1460	20	\$75,000.00				
26-2 Lucy Morgan	Replace/repair porch rails		20	\$25,585.00				
26-2 Lucy Morgan	HVAC replacement		50	\$100,000.00				
	Total Dwlg Str 334,500							
26-1 BHHH	Fence repairs	1450	various	\$10,000.00				
26-2 LMH	Fence repairs		various	\$10,000.00				
	Total Site improve 20,000							
26-1 BHHH	Vehicle	1475	1	\$15,480.00				
COCC	Vehicle		1	\$15,480.00				
	Total Nondwlg Equip 30,960							
Page 3								

Capital Fund Program, Capital Fund Program Replacement Housing Factor and					U.S. Department of Housing and Urban Development		
Capital Fund Financing Program					Office of Public and Indian Housing		
					OMB No. 2577-0226		
					Expires 4/30/2011		
Part II: Supporting Pages							

Part I: Summary						
PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number Capital Fund Program Grant No. GA06P026501-08 Replacement Housing Factor No. Date of CFFP:			FFY of Grant: 2008 FFY OF Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>03/31/2010</u> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)		
		Original	Revised (1)	Obligated	Estimated	
1	Total Non-CFP Funds					
2	1406 Operations (may not exceed 20% of Line 20)	\$70,000.00	\$153,769.00	\$153,769.00	\$0.00	
3	1408 Management Improvements		\$153,769.00	\$153,769.00	\$0.00	
4	1410 Administration (may not exceed 10% of line 21)		\$78,966.00	\$78,966.00	\$0.00	
5	1411 Audit				\$0.00	
6	1415 Liquidated Damages				\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition				\$0.00	
9	1450 Site Improvements				\$0.00	
10	1460 Dwelling Structures	\$559,000.00	\$260,596.00	\$260,596.00	\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$2,380.00	\$2,380.00	\$2,380.00	\$0.00	
12	1470 Nondwelling Structures	\$119,384.00	\$119,384.00	\$119,384.00	\$0.00	
13	1475 Nondwelling Equipment	\$18,100.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition				\$0.00	
15	1492 Moving to Work Demonstration				\$0.00	
16	1495.1 Relocation Costs				\$0.00	
17	1499 Development Activities				\$0.00	
18a	1501 Collateralization or Debt Service Paid by PHA				\$0.00	
18ba	9000 Collateralization of Debt Service Paid Via System of Direct Payment				\$0.00	
19	1502 Contingency (may not exceed 8% of line 20)				\$0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$768,864.00	\$768,864.00	\$768,864.00	\$0.00	
21	Amount of line 20 Related to LBP Activities				\$0.00	
22	Amount of line 20 Related to Section 504 Compliance				\$0.00	
23	Amount of line 20 Related to Security - Soft Costs				\$0.00	
24	Amount of line 20 Related to Security - Hard Costs				\$0.00	
25	Amount of line 20 Related to Energy Conservation Measures	\$260,596.00	\$260,596.00		\$0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

Part II: Supporting Pages

PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY 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 Proposed Work
				Original	Revised	Obligated	Expended	
26-1 Ben Hill	Operations	1406	50	\$35,000.00	\$76,885.00			
26-2 Lucy Morgan	Operations		50	\$35,000.00	\$76,884.00			
	Total Operations 153,769							
26-1 BH	Human Service Coordinator FT			\$0.00	\$41,000.00			
26-2 LM	Human Service Coordinator FT				\$41,000.00			
Ha-Wide	Security Contract			\$0.00	\$30,000.00			
	Security Contract				\$30,000.00			
	Secuirty Cameras				\$6,085.00			
	Security Cameras				\$5,684.00			
	Total Mgmt Improve 153,769							
26-1 BH	Clerk of Works	1410	3 yrs	\$0.00	\$42,051.00			
	Executive Director			\$0.00	\$21,915.00			
	Accountant			\$0.00	\$15,000.00			
	Total Admin 78,966							
26-1 Ben Hill	Screen/exterior doors replacement	1460	238	\$288,000.00	\$145,934.00			
26-2 Lucy Morgan	Screen/exterior doors replacement		182	\$271,000.00	\$114,652.00			
	Total Dwelling Structure 260,596.							

Part I: Summary

PHA Name: Housing Authority of the City of LaGrange	Grant Type and Number Capital Fund Program Grant No. GA06P026501-07 Replacement Housing Factor No. Date of CFFP:	FFY of Grant: 2007 FFY OF Grant Approval:
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- Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)	\$22,000.00	\$153,299.20	\$153,299.20	\$0.00
3	1408 Management Improvements	\$111,000.00	\$153,299.20	\$153,299.20	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$47,580.00	\$76,649.60	\$62,333.00	\$0.00
5	1411 Audit	\$11,800.00	\$23,600.00	\$23,600.00	\$0.00
6	1415 Liquidated Damages				\$0.00
7	1430 Fees and Costs	\$20,000.00	\$111,500.00	\$111,500.00	\$0.00
8	1440 Site Acquisition				\$0.00
9	1450 Site Improvements	\$17,200.00	\$64,000.00	\$57,000.00	\$0.00
10	1460 Dwelling Structures	\$536,916.00	\$117,140.00	\$117,140.00	\$30,200.00
11	1465.1 Dwelling Equipment - Nonexpendable				\$0.00
12	1470 Nondwelling Structures	0	\$18,615.00	\$18,615.00	\$0.00
13	1475 Nondwelling Equipment				\$0.00
14	1485 Demolition				\$0.00
15	1492 Moving to Work Demonstration				\$0.00
16	1495.1 Relocation Costs				\$0.00
17	1499 Development Activities				\$0.00
18a	1501 Collateralization or Debt Service Paid by PHA				\$0.00
18ba	9000 Collateralization of Debt Service Paid Via System of Direct Payment				\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$48,393.00		\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$766,496.00	\$766,496.00	\$696,786.40	\$30,200.00
21	Amount of line 20 Related to LBP Activities				\$0.00
22	Amount of line 20 Related to Section 504 Compliance				\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$60,000.00	\$105,673.92		\$0.00
24	Amount of line 20 Related to Security - Hard Costs				\$0.00
25	Amount of line 20 Related to Energy Conservation Measures		\$18,615.00		\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06P026501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
26-1	BH daily operations	1406		\$11,000.00	\$85,847.56	\$85,847.56		
26-2	LM daily operations			\$11,000.00	\$67,451.64	\$67,451.64		
	Total Operations 153,299.20							
26-1 BH	Human Service Coordinator	1408		\$41,000.00	\$41,000.00	\$41,000.00		
	Security Contract			\$60,000.00	\$105,673.92	\$105,673.92		
	Administration Training			\$5,000.00	\$0.00	\$0.00		
	Maintenance Training			\$5,000.00	\$6,625.28	\$6,625.28		
	Total Mgmt Improve 153,299.20							
26-1 BH	Clerk of Works	1410	0	\$33,190.00	\$49,327.84	\$35,011.24		
26-2 LM	Clerk of Works			\$7,195.00	\$8,820.02	\$8,820.02		
	Total Admin 76,649.20			\$7,195.00	\$18,501.74	\$18,501.74		
HA-Wide	Audit	1411	1	\$1,500.00	\$23,600.00	\$23,600.00		
	Total Audit 23,600							
Page 2								form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report						U.S. Department of Housing and Urban Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and						Office of Public and Indian Housing	
Capital Fund Financing Program						OMB No. 2577-0226	
						Expires 4/30/2011	

Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06P026501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide	Architect/consultant for planning design, preparation of construction Total Fees & Costs 111,500	1430		\$20,000.00	\$111,500.00	\$111,500.00		
26-1 Ben Hill	Shrubbery/mulch/sheeting	1450		\$6,200.00	\$31,920.00	\$31,920.00		
26-2 Lucy Morgan	Shrubbery/mulch/sheeting			\$6,200.00	\$25,080.00	\$25,080.00		
26-1 Ben Hill	Posts and chains			\$3,000.00	\$3,000.00			
26-2 Lucy Morgan	Posts and chains			\$2,000.00	\$2,000.00			
26-1 Ben Hill	Replace rusted sinage Toal site improvement 64,000			\$1,000.00	\$2,000.00			
26-2 Lucy Morgan	Install New HVAC system with replacement of FREON	1460		\$533,316.00	\$0.00	\$0.00		
26-1 Ben Hill	Cable tv/telephone outlets			\$18,453.00	\$48,687.00	\$48,687.00		
26-2 Lucy Morgan	Cable tv/telephone outlets			\$18,433.00	\$38,253.00	\$38,253.00		
HA-Wide	Storage Room Renovations			\$3,600.00	\$0.00	\$0.00		
26-1 Ben Hill	Painting Exterior Units	1460		\$0.00	\$16,901.00	\$16,901.00	\$16,901.00	COMPLETED
26-2 Lucy Morgan	Painting Exterior Units Total Dwelling Structures 117,140			\$0.00	\$13,299.00	\$13,299.00	\$13,299.00	COMPLETED
26-1 Ben Hill	Remodel Community Building Total Non-Dwelling Equipment 18,615	1475		\$0.00	\$18,615.00	\$18,615.00		

Capital Fund Program, Capital Fund Program Replacement Housing Factor and						U.S. Department of Housing and Urban Development
Capital Fund Financing Program						Office of Public and Indian Housing
						OMB No. 2577-0226
						Expires 4/30/2011
Part II: Supporting Pages						

Part I: Summary

PHA Name: Housing Authority of the City of LaGrange	Grant Type and Number Capital Fund Program Grant No. GA06P026501-06 Replacement Housing Factor No. Date of CFFP:	FFY of Grant: 2006 FFY OF Grant Approval:
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- Original Annual Statement Revised for Disasters/Emergencies Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)	\$120,627.00	\$154,314.00	\$154,314.00	\$120,627.00
3	1408 Management Improvements	\$41,000.00	\$117,950.00	\$117,950.00	\$36,248.76
4	1410 Administration (may not exceed 10% of line 21)	\$55,045.00	\$55,045.00	\$55,045.00	\$4,045.00
5	1411 Audit	\$1,500.00	\$11,800.00	\$11,800.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00		\$0.00
7	1430 Fees and Costs	\$46,000.00	\$111,500.00	\$111,500.00	\$40,568.25
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$244,501.00	\$181,882.00	\$181,882.00	\$35,576.15
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	225,000	\$91,617.00	\$91,617.00	\$88,986.15
13	1475 Nondwelling Equipment	\$37,898.00	\$47,463.00	\$47,463.00	\$36,248.26
14	1485 Demolition				\$0.00
15	1492 Moving to Work Demonstration				\$0.00
16	1495.1 Relocation Costs				\$0.00
17	1499 Development Activities				\$0.00
18a	1501 Collateralization or Debt Service Paid by PHA				\$0.00
18ba	9000 Collateralization of Debt Service Paid Via System of Direct Payment				\$0.00
19	1502 Contingency (may not exceed 8% of line 20)				\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$771,571.00	\$771,571.00	\$771,571.00	\$362,299.57
21	Amount of line 20 Related to LBP Activities				\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$10,000.00	\$30,000.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$41,000.00	\$41,000.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs				\$0.00
25	Amount of line 20 Related to Energy Conservation Measures				\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06P02650106 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide	Termite contract	1406	1	\$22,141.00	\$0.00	\$0.00	\$0.00	
26-2 Lucy Morgan	Bat Removal		182	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Vacancy Turnaround		50	\$40,000.00	\$0.00	\$0.00	\$0.00	
26-1	OPERATIONS		25	\$0.00	\$86,416.00	\$86,416.00	\$65,125.00	
26-2	OPERATIONS		58	\$0.00	\$67,898.00	\$67,898.00	\$55,502.00	
HA-Wide	Security Contract with city	1406	1	\$58,486.00	\$0.00	\$0.00		
	Total Operations 154,314						\$120,627.00	
HA-Wide	Human Services Coordinator	1408	1	\$41,000.00	\$61,438.00	\$61,438.00	\$41,000.00	
HA W	Security Cameras		25	\$0.00	\$0.00	\$0.00	\$0.00	
	Maintenance Training			\$0.00	\$2,500.00	\$2,500.00		
	Staff Training			\$0.00	\$4,011.00	\$4,011.00		
	Total management improvement 117,950.							
HA wide Admin	Clerk of Work	1410	1	\$35,000.00	\$23,326.00	\$23,326.00		
	Accountant @ 10%			\$8,000.00	\$8,610.00	\$8,610.00		
	Executive Director @10%		1	8,000.00	\$17,395.00	\$17,395.00		
	Resident Training			4045	\$5,444.00	\$5,444.00	\$4,045.00	
	Total Admin 55,045							
Ha Wide	Audit	1411		\$1,500.00	\$11,800.00	\$11,800.00		
	Total Audit 11,800							
HA-Wide Fees & Costs	A&E Services	1430		\$46,000.00	\$111,500.00	\$111,500.00	\$46,000.00	
	Plan Consultation			\$0.00	\$0.00	\$0.00		
	Total Fees & Costs 111,500							

Part II: Supporting Pages								
PHA Name: Lagrange Housing Authority		Grant Type and Number Capital Fund Program Grane No: GA06P02650106 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
Lucy Morgan 26-2	Install new HVAC system. Will require replce of Freon lines (SEER required)	1460	40	\$229,549.85	\$0.00	\$0.00		complete
Ben Hill 26-1	Install New HVAC Freon line			\$14,951.15	\$14,951.15	\$14,951.15	\$14,951.15	
26-1	Water Heaters	1460		\$0.00	\$20,900.00	\$20,900.00	\$10,450.00	
26-2	Water Heaters			\$0.00	\$20,350.00	\$20,350.00	\$10,175.00	
Ha -Wide	Blinds			\$0.00	\$6,360.00	\$6,360.00		
Ha Wide	Screen Vents			\$0.00	\$75,318.00	\$75,318.00		
26-1 Ben Hill	Refrigerators			\$0.00	\$17,833.00	\$17,833.00		
26-2	Refrigerators			\$0.00	\$14,792.00	\$14,792.00		
26-1	Stoves			\$0.00	\$6,266.40	\$6,266.40		
26-2	Stoves			\$0.00	\$4,923.60	\$4,923.60		
HA Wide	Nylon switch covers			\$0.00	\$188.00	\$188.00		
Total Dwg Structures 181,882						\$181,882.15		
Lucy Morgan 26-2	Gymnasium							
Lucy Morgan 26-2	Remodel office/ AfterSchool Program	1470	1	\$150,000.00	\$16,617.00	\$16,617.00	\$15,912.41	
Lucy Morgan 26-2	Remodel Community Building	1470	1	\$75,000.00	\$75,000.00	\$75,000.00	\$73,073.74	
Total Non dwelling structure 91,617						\$91,617.00		
Lucy Morgan 26-2	Gym Equipment	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	complete
Lucy Morgan 26-2	Computer Equipment/Afterschool prog		15	\$20,000.00	\$14,775.70	\$14,775.70	\$14,775.70	
Ha Wide	30 passenger van	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
Ha Wide	Table and Chairs	1475	20	\$10,898.00	\$9,999.74	\$9,999.74	\$0.00	
HA Wide	Portable Radios for mainenance & youth workers	1475	12	\$5,000.00	\$8,930.00	\$8,930.00	\$7,715.00	
Ha-Wide	Rolling Ladder	1475	1	\$1,000.00	\$0.00	\$0.00		
Ha-Wide	Bin Organizer	1475	1	\$500.00	\$0.00	\$0.00		
Ha Wide	Handicap stencil/line parking space	1475	1	\$250.00	\$0.00	\$0.00		
HaWide	ABC Stencil Set	1475	1	\$250.00	\$1,187.20	\$1,187.20	\$1,187.20	
	Paint Sprayer	1475	1	\$0.00	\$360.00	\$360.00	\$360.00	
	Pallet Jack			\$0.00	\$274.50	\$274.50	\$274.50	
	Electric Drain Cleaner				\$419.09	\$419.09	\$419.09	
	Ditch Trencher				\$7,500.00	\$7,500.00	\$7,500.00	
	Concrete Grinder				\$2,895.00	\$2,895.00	\$2,895.00	
	Pressure Washer				\$823.52	\$823.52	\$823.52	
	Air Compressor				\$298.25	\$298.25	\$298.25	
Total nondwelling equipment 47,463				\$37,898.00	\$47,463.00			

RESIDENT ADVISORY BOARD (RAB) COMMENTS

ANNUAL AND AGENCY PLAN FFY 2010 - 2014

LaGrange Housing Authority held a RAB meeting on January 15, 2010 at 11:00 a.m. Five residents attended the meeting.

The meeting opened with an overview of the RAB and the purpose of the meeting today. Pat Pittman, Executive Director outlined amendments to the ACOP, operating policies and discussed work items in the ARRA and capital fund grant programs.

When the VAWA was reviewed, the group commented that that an individual does not have to pay for a restraining order, some of the females are just scared of the boyfriends and the housing authority need to evict the family if we continue to get reports. They especially liked hearing about the changes in the housekeeping policy.

The director reviewed the upcoming improvement projects on HVAC at Lucy Morgan, plumbing upgrades in the kitchen and bath, refurnish of steps, replacement of hood vents, installation of TV/Cable in both developments; renovation of Ben Hill Community Building along with a future satellite policy currently being reviewed by the Board of Commissioners.

The group replied the improvements were good and needed. Specifically the range hoods are hard to keep clean and putting one's ear to the vent allows one to hear conversations in the next apartment. They also agreed that the steps are a falling hazard.

Comments followed on insurance of household goods, insurance claims for water damage to the apartment, damage to automobiles caused by storms, and shrubbery growing on power lines.

Elements in the plan were also discussed with the Tenant Association.

RECOMMENDATIONS

The comments did not require an amendment to the plan.

Because there was much interest in the Non-Smoking Policy, the housing authority will follow-up by informing all residents that all smoke travels throughout the building and the housing authority is a drug-free zone.

Resident communication will also ask that anyone who does not understand the tenant rent calculation request an appointment for clear understanding.

CHALLENGED ELEMENTS

As of this date of submission of our Annual Agency Plan and our 5-Year Plan, there are no challenged elements of the PHA Plan.

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name LaGrange Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2011	Work Statement for Year 3 FFY Grant: PHA FY: 2012	Work Statement for Year 4 FFY Grant: PHA FY: 2013	Work Statement for Year 5 FFY Grant: PHA FY: 2014
	Annual Statement				
Ha- wide		140,000	220,466	133,966	150,966
26-1 Ben Hill		365,966	567,250		328,000
26-2 Lucy Morgan		284,000	2,250	656,000	311,000
CFP Funds Listed for 5-year planning		789,966	789,966	789,966	789,966
Replacement Housing Factor Funds					

