

**2010 PHA 5-Year and Annual Plan Version 2**

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

**OMB No. 2577-0226  
Expires 4/30/2011**

<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>The Housing Authority of the City of Eatonton, Eatonton, GA</b> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Troubled <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>7/2010</b> <span style="float: right;">PHA Code: <b>GA072</b></span>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>114</b> <span style="float: right;">Number of HCV units: N/A</span>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <b>N/A</b>				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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: <b>SEE ATTACHMENTS</b>				
<b>5.2</b>	<b>Goals and Objectives.</b> 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. <b>SEE ATTACHMENTS</b>				
<b>6.0</b>	<b>PHA Plan Update</b>  <b>**THIS SECTION NOT REQUIRED FOR QUALIFIED/SMALL AUTHORITIES**</b>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <b>**THIS SECTION NOT REQUIRED FOR QUALIFIED/SMALL AUTHORITIES**</b>				
<b>8.0</b>	<b>Capital Improvements.</b> <i>Please complete Parts 8.1 through 8.3, as applicable.</i>				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> <i>As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</i> <b>SEE ATTACHMENTS</b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> 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. <b>SEE ATTACHMENTS</b>				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <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. <b>**THIS SECTION IS NOT APPLICABLE TO THIS AUTHORITY**</b>				
<b>9.0</b>	<b>Housing Needs.</b> 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. <b>SEE ATTACHMENTS.**REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES**</b>				

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  <b>SEE ATTACHMENTS-**REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES**</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  <b>SEE ATTACHMENTS-**REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES**</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  <b>SEE ATTACHMENTS-**REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES**</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.  <b>SEE ATTACHMENTS</b></p> <p>(g) Challenged Elements  <b>SEE ATTACHMENTS</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)  <b>SEE ATTACHMENTS SECTION 8.1</b>  <b>**NOTE-HARD COPIES OF ALL BUDGETS WITH ORIGINAL SIGNATURES WILL BE MAILED TO LOCAL HUD OFFICE**</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)  <b>SEE ATTACHMENT SECTION 8.2</b></p>

# ATTACHMENTS

## **5.1-Mission**

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

## **5.2-Goals and Objectives**

### **Goal One: Increase the availability of decent, safe, and affordable housing.**

#### **Objectives:**

To expand our supply of assisted housing by leveraging private or other public funds to create additional housing opportunities and by continuing communications with local community leaders to create task force for assessing community improvements.

To acquire or build units or developments by leveraging private or other public funds to create additional housing opportunities and by continuing communications with local community leaders to create task force for assessing community improvements.

To improve the quality of assisted housing by maintaining our High Performer status, increasing our customer satisfaction and continuing to renovate and modernize our public housing units. We will continue to expend at least half of our Capital Funds to modernize and improve our dwelling structures.

To increase our assisted housing choices by researching other housing opportunities with community leaders.

### **Goal Two: Promote self-sufficiency and asset development of families and individuals**

#### **Objective:**

To promote self-sufficiency and asset development of assisted households by providing workshops and literature to promote self-sufficiency and asset development.

# 8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

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

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

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Eatonton, Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250110</b> Date of CFFP:		<b>FFY of Grant:</b> <b>2010</b> <b>FFY of Grant Approval:</b> <b>2010</b>	
		Replacement Housing Factor Grant No:			
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	<b>\$14,910.00</b>			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$17,500.00</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$147,500.00</b>			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$179,910.00</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
<b>PHA Name: Housing Authority of the City of Eatonton, Eatonton, Georgia</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250110</b> Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/> )		<b>Federal FFY of Grant: 2010</b>
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>5</sup>	Funds Obligated <sup>6</sup>	Funds Expended <sup>2</sup>	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	114 Units	\$14,910.00				
	<b>SUBTOTAL</b>			<b>\$14,910.00</b>				
	<u>FEES &amp; COSTS</u>							
PHA Wide	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	114 Units	\$12,000.00				
	Contract Labor							
	<b>Subtotal</b>			<b>\$12,000.00</b>				
PHA Wide	b. Consulting fees for Agency Plan preparation.	1430.2	114 Units	\$2,500.00				
	<b>Subtotal</b>			<b>\$2,500.00</b>				
PHA Wide	c. Consulting fees for Needs Assessment preparation	1430.2	114 Units	\$3,000.00				
	<b>Subtotal</b>			<b>\$3,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$17,500.00</b>				
	<u>DWELLING STRUCTURES</u>							
AMP GA072000001 (old sites 3A & 3B)	Replace windows	1460	64 Units	\$147,500.00				
	<b>SUBTOTAL</b>			<b>\$147,500.00</b>				
	<b>GRAND TOTAL</b>			<b>\$179,910.00</b>				

GA072-1=18 Units GA072-2=32 Units GA072-3=64 Units

<sup>5</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>6</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Eatonton; Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250109</b> Date of CFFP:		Replacement Housing Factor Grant No:	
				<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>7</sup>	
		Original	Revised <sup>8</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>9</sup>	\$14,910.00	\$14,910.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$14,000.00	\$14,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$40,802.00		
10	1460 Dwelling Structures	\$151,000.00	\$110,198.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>10</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$179,910.00	\$179,910.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>7</sup> To be completed for the Performance and Evaluation Report.

<sup>8</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>9</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>10</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>					<b>12/31/09 Budget Revision #1</b>			
<b>PHA Name: The Housing Authority of the City of Eatonton; Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250109</b> Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/> )		<b>Federal FFY of Grant: 2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>11</sup>	Funds Obligated <sup>12</sup>	Funds Expended <sup>2</sup>	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	114 Units	\$14,910.00	\$14,910.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$14,910.00</b>	<b>\$14,910.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>FEES &amp; COSTS</u>							
PHA Wide	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	114 Units	\$12,000.00	\$12,000.00	\$0.00	\$0.00	No Progress
	Contract Labor							
	<b>Subtotal</b>			<b>\$12,000.00</b>	<b>\$12,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PHA Wide	b. Consulting fees for Agency Plan preparation.	1430.2	114 Units	\$2,000.00	\$2,000.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$14,000.00</b>	<b>\$14,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>SITE IMPROVEMENTS</u>							
AMP GA072000001 (old site 3)	Add fencing and miscellaneous landscaping with Fungibility from 2009 5-yr. Action Plan.	1450	64 Units	\$0.00	\$40,802.00	\$0.00	\$0.00	Added
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$40,802.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
AMP GA072000001 (old sites 1&2)	a. Replace windows (Phase II)	1460	50 Units	\$65,000.00	\$0.00	\$0.00	\$0.00	All done with ARRA funds
	<b>Subtotal</b>			<b>\$65,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AMP GA072000001 (old site 3)	b. Replace exterior doors (Phase II) (\$26,198 for Balance of 3A; \$84,000 est. for 3B)	1460	64 Units	\$86,000.00	\$110,198.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$86,000.00</b>	<b>\$110,198.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$151,000.00</b>	<b>\$110,198.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$179,910.00</b>	<b>\$179,910.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

<sup>11</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>12</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Eatonton, Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06S07250109</b> Date of CFFP:		Replacement Housing Factor Grant No:	
				<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>13</sup>	
		Original	Revised <sup>14</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>15</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$14,900.00	\$14,900.00	\$14,900.00	\$5,662.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$213,102.00	\$213,102.00	\$166,300.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>16</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$228,002.00	\$228,002.00	\$181,200.00	\$5,662.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>13</sup> To be completed for the Performance and Evaluation Report.

<sup>14</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>15</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>16</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>					<b>12/31/09 Budget Revision #1</b>			
<b>PHA Name: Housing Authority of the City of Eatonton, Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06S07250109</b> Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/> )		<b>Federal FFY of Grant: 2009</b>		
Development Number  Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>17</sup>	Funds Obligated <sup>18</sup>	Funds Expended <sup>2</sup>	
	<u>FEES &amp; COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	114 Units	\$14,900.00	\$14,900.00	\$14,900.00	\$5,662.00	In Progress
	<b>SUBTOTAL</b>			<b>\$14,900.00</b>	<b>\$14,900.00</b>	<b>\$14,900.00</b>	<b>\$5,662.00</b>	
	<u>DWELLING STRUCTURES</u>							
AMP GA072000001 (old sites 1&2)	a. Replace windows	1460	50 Units	\$125,000.00	\$195,300.00	\$166,300.00	\$0.00	In Progress
	<b>Subtotal</b>			<b>\$125,000.00</b>	<b>\$195,300.00</b>	<b>\$166,300.00</b>	<b>\$0.00</b>	
AMP GA072000001 (old site 3)	b. Replace exterior doors	1460	64 Units	\$88,102.00	\$17,802.00	\$0.00	\$0.00	No Progress
	<b>Subtotal</b>			<b>\$88,102.00</b>	<b>\$17,802.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>SUBTOTAL</b>			<b>\$213,102.00</b>	<b>\$213,102.00</b>	<b>\$166,300.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$228,002.00</b>	<b>\$228,002.00</b>	<b>\$181,200.00</b>	<b>\$5,662.00</b>	

<sup>17</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>18</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					
<b>PHA Name: The Housing Authority of the City of Eatonton; Eatonton, Georgia</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250108</b> Date of CFFP:		Replacement Housing Factor Grant No:	
				<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>19</sup>	
		Original	Revised <sup>20</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) <sup>21</sup>	\$15,318.00	\$15,318.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$14,000.00	\$12,960.00	\$14,000.00	\$3,255.38
8	1440 Site Acquisition				
9	1450 Site Improvement	\$55,807.00	\$55,807.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$95,000.00	\$96,040.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>22</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$180,125.00	\$180,125.00	\$14,000.00	\$3,255.38
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>			<b>Signature of Public Housing Director</b>		
<b>Date</b>			<b>Date</b>		

<sup>19</sup> To be completed for the Performance and Evaluation Report.

<sup>20</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>21</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>22</sup> RHF funds shall be included here.

Part II: Supporting Pages				Budget Revision #1 12-31-09				
PHA Name: The Housing Authority of the City of Eatonton; Eatonton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07250108 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/> )		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>23</sup>	Funds Obligated <sup>24</sup>	Funds Expended <sup>2</sup>	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	114 Units	\$15,318.00	\$15,318.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$15,318.00</b>	<b>\$15,318.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>FEES &amp; COSTS</u>							
GA072-1	a. Architects fee to prepare bid and	1430.1	18 Units	\$4,000.00	\$4,215.60	\$4,000.00	\$1,171.94	In Progress
GA072-2	contract documents, drawings,	1430.1	32 Units	\$4,250.00	\$7,494.40	\$4,250.00	\$2,083.44	In Progress
GA072-3	specifications and assist the PHA at	1430.1	64 Units	\$4,500.00	\$0.00	\$4,500.00	\$0.00	N/A
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>Subtotal</b>			<b>\$12,750.00</b>	<b>\$11,710.00</b>	<b>\$12,750.00</b>	<b>\$3,255.38</b>	
	<b>SUBTOTAL</b>			<b>\$14,000.00</b>	<b>\$12,960.00</b>	<b>\$14,000.00</b>	<b>\$3,255.38</b>	
	<u>SITE IMPROVEMENTS</u>							
GA072-1	Fencing & miscellaneous landscaping	1460	18 Units	\$20,091.00	\$20,091.00	\$0.00	\$0.00	No Progress
GA072-2		1460	32 Units	\$35,716.00	\$35,716.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$55,807.00</b>	<b>\$55,807.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA072-1	New porch columns & rails	1460	18 Units	\$34,200.00	\$34,574.00	\$0.00	\$0.00	No Progress
GA072-2		1460	32 Units	\$60,800.00	\$61,466.00	\$0.00	\$0.00	No Progress
	<b>SUBTOTAL</b>			<b>\$95,000.00</b>	<b>\$96,040.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$180,125.00</b>	<b>\$180,125.00</b>	<b>\$14,000.00</b>	<b>\$3,255.38</b>	

<sup>23</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>24</sup> To be completed for the Performance and Evaluation Report.

## 8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: <b>The Housing Authority of the City of Eatonton; Eatonton, GA/GA072</b>		Locality: <b>Eatonton, Georgia</b>			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number <b>GA072</b>	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	<b>\$146,000.00</b>	<b>\$146,000.00</b>	<b>\$131,000.00</b>	<b>\$106,000.00</b>
C.	Management Improvements		<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
D.	PHA-Wide Non-dwelling Structures and Equipment		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$40,000.00</b>
E.	Administration		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
F.	Other		<b>\$14,500.00</b>	<b>\$14,500.00</b>	<b>\$14,500.00</b>	<b>\$14,500.00</b>
G.	Operations		<b>\$14,410.00</b>	<b>\$14,410.00</b>	<b>\$14,410.00</b>	<b>\$14,410.00</b>
H.	Demolition		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
I.	Development		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
J.	Capital Fund Financing – Debt Service		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
K.	Total CFP Funds		<b>\$179,910.00</b>	<b>\$179,910.00</b>	<b>\$179,910.00</b>	<b>\$179,910.00</b>
L.	Total Non-CFP Funds		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
M.	Grand Total		<b>\$179,910.00</b>	<b>\$179,910.00</b>	<b>\$179,910.00</b>	<b>\$179,910.00</b>









## **9.0-Housing Needs**

(\*\*NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES\*\*)

The Eatonton Housing Authority currently maintains a single site open waiting list. There are a total of 94 families on the waiting list. 79% of these applicants are “Extremely Low Income”; 19% are “Very Low Income” and 2% are “Low Income”. Of the families on our waiting list, 67% of applicants have children, 13% are families with disabilities, 94% are black applicants, 6% are white and there are no hispanic applicants.

The breakdown of number of applicants by bedroom size is as follows- One bedroom- 30; Two Bedroom-44; Three Bedroom-16; and Four Bedrooms- 4.

The Housing Authority plans to address the needs of this community by continuing good management and maintenance practices to ensure that all units are ready and prepared for occupancy.

The Housing Authority participates in the Consolidated Plan Development process to ensure coordination with broader community strategies. Additionally the Housing Authority works within other task forces regarding community improvements.

The Housing Authority considers all funding sources for possible development of additional housing units. We have applied in the past for Rural Housing and Economic Development Funds and will do so again in the future as appropriate.

## **9.1-Strategy for Addressing Housing Needs**

(\*\*NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES\*\*)

The Eatonton Housing Authority has several strategies to address the needs of families in our jurisdiction and on our waiting list. We will address these needs by employing effective maintenance and management policies to minimize the number of public housing units off-line, participate in the Consolidated Plan development process to ensure coordination with broader community strategies and Continue our association and talks with Middle Georgia RDC and continue to maximize the number of affordable units available.

We will also try to Increase the number of affordable housing units by pursuing housing resources other than public housing by continuing to apply for Rural Housing and Economic Development funds & possible other funding sources.

Some of the factors that influenced our selection of strategies are funding constraints, staffing constraints, the influence of the housing market on our programs, community priorities regarding housing assistance and the results of consultation with our local and state governments.

## **10.0 (a)-Additional Information-Progress In Meeting Missions & Goals**

(\*\*NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES\*\*)

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:  
 Leverage private or other public funds to create additional housing opportunities:  
**Talking with local community leaders to create task force for assessing community improvements.**  
**Progress: The PHA talked with the local community leaders but has not created additional housing.**

- Acquire or build units or developments **Same as above.**  
**Progress: No progress on this goal.**

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **Maintain 100**

**Progress: The PHA has met this goal.**

- Increase customer satisfaction: **Continuously try to keep customers satisfied.**

**Progress: The PHA works daily with resident to address any concerns and resolve problems quickly.**

- Renovate or modernize public housing units: **Complete CIAP work funded and expend one half Capital funds to modernize dwelling structures.**

**Progress: The PHA has exceeded this goal.**

- PHA Goal: Increase assisted housing choices

Objectives:

- Other: (list below) **Research with community leaders other housing opportunities.**

**Progress: The Executive Director has participated in workgroups for revitalization neighborhood.**

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

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

Objectives:

- Other: (list below) **Provide workshops or provide literature to promote self-sufficiency and asset development.**

**Progress: The PHA has met this goal.**

## **10.0 (b)-Significant Amendment and Substantial Deviation/Modification**

(\*\*NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR SMALL AND HIGH PERFORMING AUTHORITIES\*\*)

### **a. Substantial Deviation from the 5-Year Plan**

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

### **b. Significant Amendment or Modification to the Annual Plan**

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

## **10.0 (c)**

### **Not required for small and high performing authorities**

## **10.0 (d)-VAWA Statement**

A goal of the Eatonton Housing Authority is to fully comply with the Violence against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Eatonton Housing Authority provides or offers the following activities, services or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault or stalking:

**If cases of domestic violence are reported to the Housing Authority, staff will refer victims to local law enforcement and social service providers. There is no known agency which handles only domestic violence.**

The Eatonton Housing Authority provides or offers the following activities, services or programs that help child or adult victims of domestic violence, dating violence, sexual assault or stalking to maintain housing:

**All Housing Authority employees are aware of policies regarding domestic violence and will make referrals for assistance as needed. No action is ever taken to remove the victim from their housing. Actions are taken as appropriate to ensure violators are restricted from the property.**

**Applicants with indication of such problems are properly maintained on the waiting list.**

The Eatonton Housing Authority provides or offers the following activities, services or programs to prevent domestic violence, dating violence, sexual assault or stalking or to enhance victim safety in assisted families:

**Classes have been held for young girls to assist them in their defenses in respect to being in potential situations that they could be violated.**

The Eatonton Housing Authority has the following procedure in place to assure applicants and residents are aware of their rights under the Violence against Women Act:

**All residents have been notified of their rights and responsibilities under the Violence against Women Act. The orientation for new residents includes information in this regard.**

**The Admissions and Continued Occupancy Policy (ACOP) has been revised to include screening and termination language relating to the Violence against Women Act.**

**11.0 (a)-Form HUD-50077**

**Mailed Hard Copy Original to HUD**

**11.0 (b)-Form HUD-50070**

**Mailed Hard Copy Original to HUD**

**11.0 (c)-Form HUD-50071**

**Mailed Hard Copy Original to HUD**

**11.0 (d)-Form SF-LLL**

**Mailed Hard Copy Original to HUD**

**11.0 (e)-Form SF-LLL-A**

**Not Applicable**

**11.0 (f)-Resident Advisory Board Comments**

**The PHA did not receive any comments on the PHA Plan from the Resident Advisory Board.**

**11.0 (g)-Challenged Elements**

**There were no challenged elements to the Authorities Five-Year Plan.**

**11.0 (h)-Form HUD-50075.1**

**See Section 8.1**

**11.0 (i)-Form HUD-50075.2**

**See Section 8.2**