

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Cairo, Georgia</u> PHA Code: <u>GA083</u> PHA Type: <input checked="" 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): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>185</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only (HUD-Central Version)				
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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
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: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	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. <ul style="list-style-type: none">• Goals and Objectives are described in Attachment "A"• 5-Year Goals and Objectives Progress Report is set forth on Attachment "B"				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: A response is not required as the Housing Authority of the City of Cairo, Georgia is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA). (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. Copies of the 5-Year and Annual Plans may be obtained at the Authority's central office located at 224 6 th Avenue, NE, Cairo, Georgia 39828.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. A response is not required as the Housing Authority of the City of Cairo, Georgia is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	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. See Attachment "C".				
8.2	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. See Attachment "D".				

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	<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. A response is not required as the Housing Authority of the City of Cairo, Georgia is a “qualified public housing agency” under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. A response is not required as the Housing Authority of the City of Cairo, Georgia is a “qualified public housing agency” under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
10.0	<p>Additional Information. 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. See Attachment “B”.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”. A response is not required as the Housing Authority of the City of Cairo, Georgia is a “qualified public housing agency” under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**5-YEAR PLAN FOR FISCAL YEAR 2010
(HUD LOCAL SUBMISSION)**

HOUSING AUTHORITY OF THE CITY OF CAIRO

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ATTACHMENT "A"

Section 5.2 – 5-YEAR GOALS AND OBJECTIVES

The following represents the Housing Authority of the City of Cairo's (the "Authority") quantifiable goals and objectives designed to allow the Authority to serve the needs of low-income and very low-income, and extremely low-income families over the next five years. The Authority reserves the right to enhance or modify these goals based on the programmatic requirements mandated by the U.S. Department of Housing and Urban Development, financial constraints, and/or the changing needs of families located within the jurisdiction of the Authority.

EXECUTIVE OVERVIEW OF FY2010 – FY2014 5-YEAR GOALS

The Housing Authority of the City of Cairo's ("the Authority") FY2010 – FY2014 5-Year Goals highlight the Authority's continued desire to upgrade its housing, resources and community partnerships. This upgrade supports the Authority's aggressive housing related efforts designed to move eligible residents in public housing toward homeownership and return the use its housing as a catalyst toward empowerment of qualified residents. While the Authority will maintain an emphasis on serving the elderly and disabled residents and modernizing its facilities, it seeks to provide able-bodied resident families with the training, skills, encouragement and incentives to move "out of public housing into homeownership". The Authority calls this bold initiative -- *My Own Home*. With this initiative and its other activities, the Authority looks to "change the face of public housing, one family at a time!"

The Authority's 5-Year Goals can be summarized under the four (4) broad categories of: Launch *My Own Home* - Homeownership Initiatives, Develop a Strategic Plan for Modernization and Possible Redevelopment Activities, Enhance Management and Maintenance Operations, and Develop Additional Financial Resources. Highlights and the Authority's expected overall emphases under each of these headings follow:

1. Launch *My Own Home* - Homeownership Initiatives.

The Authority will develop a Homeownership Program designed to assist qualified residents achieve the dream of homeownership. The Authority's program will use six (6) broad components to frame its homeownership activities. These approaches include, but are not limited to:



- A. Develop Seamless Path to Homeownership. The Authority will begin designing a seamless path that allows qualified public housing residents to move into the Authority's Family Self-sufficiency Program (still under development) and then into the Authority's Homeownership Program.
- B. Promote Economic and Self-Sufficiency Access. The Authority will encourage and promote access to economic and self-sufficiency resources designed to increase skill and income capacities of families enrolled in the Homeownership Program.
- C. Broaden Collaborations. The Authority will begin establishing broad collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, USDA, HUD, FannieMae, DCA, churches, local government and community organizations to assist residents achieve homeownership.
- D. Enhance Promotion of IDA Accounts and Training. The Authority will explore the use of Individual Development Accounts ("IDA"), pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities to build its homeownership program initiatives. Such courses will include: motivational seminars, business ownership principles, credit counseling, stress reduction, financial and savings principles, and home maintenance.

- E. Homeownership Vouchers. The Authority will explore the viability of applying for or otherwise using specially allotted and identified homeownership vouchers to assist qualified residents meet their mortgage responsibilities following the purchase of an affordable home.
- F. Purchase/Construction of Homeownership Units. The Authority will explore the purchase, construction or development of one or more homes that will be available for purchase by qualified affordable housing residents.

2. Develop Strategic Plan for Modernization and Possible Redevelopment Activities.

- A. Modernize Viable Communities. Subject to funding availability, the Authority will continue working incrementally toward the modernization of its viable communities. This will include: replacement of exterior doors and frames, installation of security window screens, Section 504 and accessibility upgrades to the Community Center and certain units within the Authority's inventory, asbestos abatement in a significant percentage of the Authority's units, range hoods upgrades, electrical upgrades, floor tile replacement, kitchen cabinets replacement and other improvements designed to enhance the marketability and viability of the communities along with the living conditions of residents.
- B. Develop Strategic Redevelopment and Modernization Plan. The Authority will develop a Strategic Redevelopment and Modernization Plan ("Strategic Plan") that will guide the Authority's redevelopment and modernization initiatives into the foreseeable future.
- C. Partnership Development. The Authority will begin exploring strategic partnerships between the Authority and the City of Cairo, County of Grady, USDA, DCA, and local banks for the development of additional affordable housing resources in and about the City of Cairo.
- D. Affiliate Development. The Authority will explore the formation of a separate non-profit redevelopment entity empowered to facilitate the Authority's homeownership and redevelopment activities.
- E. Investigate the Use of Housing Choice Vouchers. The Authority will investigate the possible use of Housing Choice Vouchers as a means to increase the availability of affordable housing and as a possible strategy in its overall Homeownership initiative.
- F. Allocation of Additional ARRA and/or CFP Resources. Should the Authority secure or be granted additional CFP and/or American Recovery and Reinvestment Act ("ARRA") or similar HUD or federal funds, the Authority will use such funds to continue energy conservation efforts at its properties focusing particularly on electric, gas and water consumption reductions. The Authority will use the funds for insulation solutions, low flush toilets, windows, high efficiency hot water heaters, etc. The Authority will also use Blower door tests on units to determine air infiltration concerns and address those concerns with energy saving technologies.

3. Enhance Management and Maintenance Operations.

Implementation of key management improvement strategies designed to increase the capacity of staff members to serve residents more effectively. This will include staff training on HUD compliance related matters, resident training and self-sufficiency empowerment, customer service and similar business training. The Authority will also explore increasing staff to bring greater and increased service capacity.

- A. Revise Management Documents. The Authority will also look toward the continued refinement of its Admissions and Continued Occupancy Policy ("ACOP"), Lease and other key documents to support its Homeownership, education and life-style independence initiatives.
- B. Continue Strict Lease Enforcement. The Authority will continue the implementation and strict enforcement of its leasing documents requiring residents to adhere to the strict requirements of the Lease.

- C. Revise Standard Operating Procedures. The Authority will continue the revision of the Authority's Standard Operating Procedures ("SOPs") to more closely approximate the actual "best practices" of the Authority's operations.
- D. Continue Marketing Activities. The Authority will continue its marketing activities in an effort to attract appropriate families in need of affordable housing. The Authority will begin developing a marketing strategy that may include print materials and Public Service Announcements ("PSA") about the Authority and its programs.
- E. Continue Maintenance Training. The Authority will continue training its maintenance and management staffs in key customer service principles as well as substantive maintenance skills.

4. Develop Additional Financial Resources.

- A. Explore Issuance of Bonds. The Authority will explore the issuance of bonds or the availability of loans to provide the resources for the Authority to accelerate its redevelopment, modernization and homeownership efforts.
- B. Resource Development through Partnerships. The Authority will continue to work with HUD, DCA, USDA, local banks, community organizations and private individuals to identify funds necessary to support the Authority's homeownership, resident and property related programs and initiatives.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

ATTACHMENT "B"

Section 5.2 – 5-YEAR PROGRESS REPORT (FY2005 – FY2009)

No.	Priority	Progress and Accomplishments
1	Improve the quality of assisted housing	
1.1	<ul style="list-style-type: none"> Improve public housing management: (PHAS score) 	<ul style="list-style-type: none"> Maintained PHAS score of 88 while improving REAC Physical inspection scoring. Improved quality and curb appeal of housing and increased overall occupancy rates.
1.2	<ul style="list-style-type: none"> Increase customer satisfaction: 	<ul style="list-style-type: none"> Reduced complaints called into the central office by 588%. Residents are expressing satisfaction with resident programs and decrease in reported crime within communities. Resident acknowledgement of timely and quality handling of work orders has increased dramatically. Resident Council customer service concerns have largely disappeared. Resident Council now seeks to have the Authority address capital improvement related concerns.
1.3	<ul style="list-style-type: none"> Renovate or modernize public housing units: 	<ul style="list-style-type: none"> Abated asbestos in nearly 40% of the Authority's units. Placed new flooring and energy efficient windows in 70 units. Completely replaced old worn out cabinetry in 10 units. Replaced hot water heaters in several units with new energy efficient models.
2	Provide an improved living environment	
2.1	<ul style="list-style-type: none"> Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments 	<ul style="list-style-type: none"> Average income in lower income developments has increased substantial by more than <u>30%</u>. The Authority's emphasis on working families is helping to deconcentrate poverty. The Authority's emphasis on income verification has led to an increase in average income levels of residents.
2.2	<ul style="list-style-type: none"> Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments 	<ul style="list-style-type: none"> The Authority's encouragement of lower income families to move into higher income developments has seen more lower income families accepting apartments in the higher income developments.
2.3	<ul style="list-style-type: none"> Implement public housing security improvements 	<ul style="list-style-type: none"> The Authority has hired security personnel to patrol communities. Reported crime incidences are down over FY2005 levels.
3.	Ensure equal opportunity and affirmatively further fair housing	
3.1	<ul style="list-style-type: none"> Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability 	<ul style="list-style-type: none"> Provided comprehensive training to, and testing of, all of Authority staff on requirements of fair housing and detection of discriminatory practices.
3.2	<ul style="list-style-type: none"> Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability 	<ul style="list-style-type: none"> Enhanced focus and facilitation of reasonable accommodations to residents and applicants who have requested such accommodations, including, installation of grab bars, ramps and other accessibility modifications.
3.3	<ul style="list-style-type: none"> Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required 	<ul style="list-style-type: none"> Development of 2 handicapped accessible apartments Enhanced focus and facilitation of reasonable accommodations requests, including installation of grab bars, ramps and other accessibility modifications.

ATTACHMENT "C"

**Section 11.0(a) – PHA Certifications of Compliance with
The PHA Plans and Related Regulations, form HUD-50077**

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XX 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 01/01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

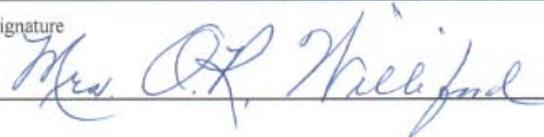
Housing Authority of the City of Cairo
PHA Name

GA-083
PHA Number/HA Code

XX 5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 2010 - 2014

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official O. R. Williford	Title Chair, Board of Commissioners
Signature 	Date September 22, 2009

ATTACHMENT "D"

**Section 11.0(b) – Certification For A Drug-Free
Workplace, form HUD-50070**

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Cairo

Program/Activity Receiving Federal Grant Funding

Low-income Public and Other Affordable Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

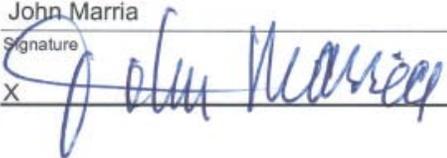
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Place of performance are all public housing communities of the Housing Authority of the City of Cairo designated by HUD as GA083-1, GA083-2, GA083-3, GA083-4, and GA083-5. The asset managers for the communities are located at P.O. Box 478, 224 Sixth Avenue, N.E., Cairo, Georgia 39828.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official John Marria	Title Executive Director
Signature 	Date September 22, 2009

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

ATTACHMENT "E"

**Section 11.0(c) – Certification of Payments to
Influence Federal Transactions, Form HUD-50071**

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Cairo, Georgia

Program/Activity Receiving Federal Grant Funding

Low-income Public and Other Affordable Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

John Marria

Title

Executive Director

Signature

Date (mm/dd/yyyy)

09/22/2009

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

ATTACHMENT "F"

Section 11.0(d) – Disclosure of Lobbying Activities, form SF-LLL

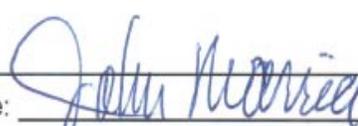
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input checked="" type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Cairo 224 Sixth Ave., Cairo, Ga 39828 Congressional District, if known: 4c		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: U.S. Department of Housing and Urban Development Washington, D.C. Congressional District, if known:
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Low-income Public Housing CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> None	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> None	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: John Marria Title: Executive Director Telephone No.: 229.377.2065 Date: 09/22/2009	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ATTACHMENT "G"

Section 11.0(f) – Resident Advisory Board ("RAB") Comments

On August 8, 2009, the Resident Advisory Board ("RAB") of the Housing Authority of the City of Cairo (the "Agency") met to discuss the Agency's Five-Year Plan, including the activities completed and anticipated as part of the Agency's participation in the Capital Fund Program. The meeting commenced at 10:00 a.m. at the Agency's Community Center. The following RAB members were present: Mrs. Mamie Maynor, Mrs. Joann Cox, Mrs. Bertha Richardson, and Mrs. Eula Addison. Mrs. Christine Johnson could not attend in person; however, she did provide Mr. Marria with several comments via voice mail. The Agency's Executive Director, Mr. John Marria presented at the RAB meeting. Ms. Antoinette Sapp, Resident Development Specialist, was also present and recorded the RAB comments.

Mr. Marria presented the Agency's proposed Five-Year Plan and informed the residents about the recent changes in the Agency Plan process. He explained HUD's decision to allow smaller agencies to submit a Five-Year Plan only, and thereby, streamline the entire planning process. He then thoroughly explained the contents of the proposed Five-Year Plan highlighting the following accomplishments:

- Modernization Activities:
 - installation of new windows in eighty dwelling units,
 - removed asbestos and installed new floor tile with cove base,
 - installed new hot water heaters, replaced all roofs, and
 - replaced kitchen cabinets.
- Security Activities:
 - provided the service of two security officers, and
 - instituted Neighborhood Watch in the communities.
- Resident/Youth Program Activities:
 - provided RAB Officers' Training,
 - implemented youth programs including Girl Scouts, Boy Scouts, and TEENS in Action, and
 - distributed school supplies to students who are residents in the Agency's communities.
- Homeownership Activities:
 - offer Home Ownership Program in collaboration with Habitat of Humanity and USDA.

Mr. Marria also reported on the additional funding received under the *American Recovery Reinvestment Act of 2009*. He noted that the funding would be used for modernization activities, including, repairing doors, converting two units to handicapped accessibility, termite treatment, replacing windows, installing windows and security screens. During the presentation, Mr. Marria solicited comments from the RAB meeting participants.

Generally, the RAB members expressed appreciation for the accomplishments of the Agency and support for the initiatives and proposed activities set forth in the proposed Five-Year Plan.

Specifically, the RAB member comments are summarized below:

- One RAB member noted some concerns with her hot water heater and a vent above the stove. Mr. Marria stated that the Agency would address the concerns.
- A recommendation was made to install splashboards on the wall above the stove to reduce grease residue. Mr. Marria welcomed this excellent suggestion and stated that it will be considered as additional funding becomes available.
- RAB members expressed satisfaction with the upkeep of the grounds.
- One RAB member expressed concern about some of the soffits around her apartment. Mr. Marria stated that the soffits are an immediate work item and vendors have been contacted to repair the soffits.
- RAB members noted the efforts of residents to maintain a community garden in the mall area near the community center. Mr. Marria stated that the Agency would purchase plants for each resident to beautify their personal areas with the intent of encouraging greater resident involvement.
- One RAB member expressed an interest in placing cluster mailboxes on 11th Street, S.W. She stated that the boxes are much safer and residents will not lose valuable mail. Mr. Marria stated that he would refer the concern to the local U.S. Post Master.
- One RAB member noted that open ditches on 11th street were clogged as trash yard debris was being placed in the ditches. The RAB members noted that nonresidents were responsible for the trash and debris. Mr. Marria stated that he would contact the City of Cairo in reference to placing drainage pipes along the street and thereby eliminating the drainage ditches.
- RAB members noted that the crime level has decreased, and they commended the Agency for the presence of the security officers. RAB members also noted the increased awareness and boldness of residents reporting criminal activity committed in the community. RAB members recommended that the Agency consider installing security cameras in their developments. Mr. Marria stated that the Agency would consider the initiative if appropriate additional funding could be secured.
- RAB members requested that the van be equipped with a running board. Mr. Marria stated that the Agency would remedy the concern during the next week.

The RAB members had no further comments regarding the Five-Year Plan.

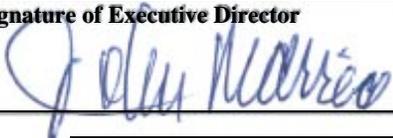
ATTACHMENT "H"

Section 11.0(g) – Challenged Elements

There were no "challenged elements" to The Housing Authority of the City of Cairo's 5-Year Plan.

ATTACHMENT "1"

**Section 8.1 - Capital Fund Program Annual Statement/
Performance and Evaluation Report, form HUD-50075.1**

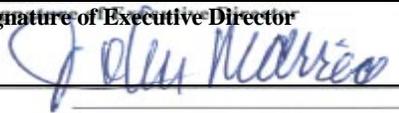
Part I: Summary					
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P083501010 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
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	\$16,175.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$320,270.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)	\$336,445.00			
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 Cos ts				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		09/22/09			

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Cairo; Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08350110 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>FEES & COST</u>							
GA083-01	Architect fees to prepare drawings, specifications,	1460.0	33 Units	\$3,543.00				
GA083-03	and assist PHA at bid opening, awarding the	1460.0	6 Units	\$3,498.00				
GA083-04	Contract, and to supervise the construction work on	1460.0	17 Units	\$5,300.00				
GA083-05	a periodic basis.	1460.0	21 Units	\$3,834.00				
	SUBTOTAL			\$16,175.00				
	<u>DWELLING STRUCTURES</u>							
GA083-01	Covert to total electric	1460.0	33 Units	\$12,375.00				
GA083-03	Asbestos Abatement	1460.0	6 Units	\$31,577.0				
GA083-03	Electric Upgrade	1460.0	6 Units	\$21,000.00				
GA083-03	Convert One (1) Dwelling Unit to 504	1460.0	1 Unit	\$37,000.00				
GA083-03	1-Kit for Hearing/Vision Impaired	1460.0	1 Unit	\$1,500.00				
GA083-03	Convert to Total Electric	1460.0	6 Units	\$2,250.00				
GA083-04	Convert Two (2) Dwelling Units to 504	1460.0	2 Units	\$71,077.00				
GA083-04	1-Kit for Hearing/Vision Impaired	1460.0	2 Units	\$1,500.00				
GA083-04	Convert to Total Electric	1460.0	17 Units	\$6,375.00				
GA083-04	Replace Floor Tile	1460.0	16 Units	\$70,000.00				
GA083-04	Replace Kitchen Cabinets	1460.0	16 Units	\$35,741.00				
GA083-05	Termite Treatment	1460.0	61 Units	\$22,000.00				
GA083-05	Covert to Total Electric	1460.0	21 Units	\$7,875.00				
	SUBTOTAL			\$320,270.00				
	GRAND TOTAL			\$336,445.00				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S08350109 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ³	\$25,178.00				
3	1408 Management Improvements	\$27,320.00				
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$17,239.00			\$0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$191,807.00		\$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 ⁴					
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)	\$261,544.00			\$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					
Signature of Executive Director			Date	Signature of Public Housing Director		Date
			09/22/09			

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Cairo		Grant Type and Number Capital Fund Program Grant No: GA06P08650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	OPERATIONS							
PHA WIDE	Operations	1406.0	185 Units	\$25,178.00				
	SUBTOTAL			\$25,178.00				
	MANAGEMENT IMPROVEMENT							
PHA Wide	Staff Training	1408.0	185 Units	\$6,215.00				
PHA Wide	Resident Services	1408.0	185 Units	\$5,105.00				
PHA Wide	Purchase of (1) Maintenance Vehicle	1408.0	185 Units	\$16,000.00				
	SUBTOTAL			\$27,320.00				
	FEES & COSTS							
GA083-1	Architect fees to prepare bid and contract	1430.0	1 Unit	\$3,044.00				
GA083-2	documents, drawings, specifications,	1430.0	38 Units	\$10,000.00				
GA083-3	assist the PHA at bid opening, award,	1430.0	6 Units	\$3,000.00				
GA083-5	supervise construction work periodically	1430.0	20 Units	\$1,195.00				
	SUBTOTAL			\$17,239.00				

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

² To be completed for the Performance and Evaluation Report.

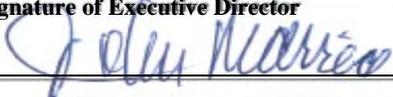
Part II: Supporting Pages								
PHA Name: Housing Authority of The City of Cairo			Grant Type and Number Capital Fund Program Grant No: GA06P08650109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	DWELLING STRUCTURES							
GA083-1	Convert (1) Unit to 504	1460.0	1 Unit	\$31,000.00				
GA083-2	Asbestos Abatement	1460.0	38 Units	\$104,577.00				
GA083-2	Termite Treatment	1460.0	38 Units	\$14,250.00				
GA083-2	Lighted Address Paques	1460.0	38 Units	\$4,180.00				
GA083-3	Upgrade Electrical	1460.0	6 Units	\$21,000.00				
GA083-4	Attic Insulation	1460.0	25 Units	\$9,000.00				
GA083-5	Vented Range Hoods	1460.0	20 Units	\$7,800.00				
	SUBTOTAL			\$191,807.00				
	GRAND TOTAL			\$261,544.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of Cairo				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	12/31/11		12/31/13		
GA083-1	12/31/11		12/31/13		
GA083-2	12/31/11		12/31/13		
GA083-3	12/31/11		12/31/13		
GA083-4	12/31/11		12/31/13		
GA083-5	12/31/11		12/31/13		

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

Part I: Summary					
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08350108 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$25,178.00		\$6,614.00	\$6,613.94
3	1408 Management Improvements	\$39,475.00		\$15,460.30	\$15,460.30
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$17,239.00		\$8,386.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$183,904.00		\$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 ⁴				
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)	\$265,796.00		\$30,460.30	\$22,074.24
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		09/22/09			

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08350108 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 ⁵	Funds Obligated ⁶	Funds Expended ⁶	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406.0	185	\$25,178.00		\$6,614.00	\$6,613.94	In Process
	SUBTOTAL			\$25,178.00		\$6,614.00	\$6,614.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA Wide	Staff Training	1408.0	185	\$6,215.00		0.00	0.00	In Process
PHA Wide	Resident Services	1408.0	185	\$8,000.00		\$1,269.00	\$1,269.00	In Process
PHA Wide	Police Patrol	1408.0	185	\$9,260.00		0.00	0.00	In Process
PHA Wide	Purchase of one (1) Maintenance Vehicle	1408.0	185	\$16,000.00		\$14,191.30	\$14,191.30	In Process
	SUBTOTAL			\$39,475.00		\$15,460.30	\$15,460.30	
	<u>FEES & COST</u>							
GA083-01	Architect fee to prepare bid/contract documents	1460.0	55 Units	\$15,195.00		\$8,386.00	\$0.00	Complete
GA083-02	and drawings, assist PHA with bid opening, award supervise, and inspect construction on a periodic basis.	1460.0	38 Units	\$2,044.00		\$0.00	\$0.00	Complete
	SUBTOTAL			\$17,239.00		\$8,386.00	0.00	In Process
	<u>DWELLING STRUCTURES</u>							
GA083-01	Asbestos abatement	1460.0	55	\$145,176.00		0.00	0.00	In Process
GA083-01	Termite Treatment	1460.0	55	\$19,628.00		0.00	0.00	In Process
GA083-02	Lighted Address Plaques	1460.0	38	\$4,850.00		0.00	0.00	In Process
GA083-02	Termite Treatment	1460.0	38	\$14,250.00		0.00	0.00	In Process
	SUBTOTAL			\$183,904.00		\$0.00	\$0.00	
	GRAND TOTAL			\$265,796.00		\$30,460.30	\$22,074.24	

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

⁶ To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08350107 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$2,086.00		\$2,086.00	\$2,086.00
3	1408 Management Improvements	\$40,260.00		\$16,000.00	\$16,000.00
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$224,235.00		\$224,234.10	\$224,234.10
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)	\$266,581.00		\$242,320.10	\$242,320.10
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		09/22/09			

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Cairo, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P08350107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007		
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 ⁵	Funds Obligated ⁶	Funds Expended ⁶	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406.0	185	\$2,086.00		\$2,086.00	\$2,086.00	Complete
	SUBTOTAL			\$2,086.00		\$2,086.00	\$2,086.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA Wide	Staff Training	1408.0	185	\$7,000.00		0.00	0.00	In Process
PHA Wide	Resident Services	1408.0	185	\$8,000.00		0.00	0.00	In Process
PHA Wide	Police Patrol	1408.0	185	\$9,260.00		0.00	0.00	In Process
PHA Wide	Purchase of one (1) Maintenance Vehicle	1408.0	185	\$16,000.00		\$16,000.00	\$16,000.00	Completed
	SUBTOTAL			\$40,260.00		\$16,000.00	\$16,000.00	
	<u>DWELLING STRUCTURES</u>							
GA083-02	Replace Windows	1460.0	38 Units	\$57,739.00		\$57,739.00	\$57,739.00	Complete
GA083-02	Replace Floor Tile	1460.0	38 Units	\$66,070.00		\$66,070.00	\$66,070.00	Complete
GA083-04	Replace Kitchen Cabinets	1460.0	38 Units	\$35,250.00		\$35,250.10	\$35,250.10	Complete
GA083-04	Replace Floor Tile	1460.0	38 Units	\$65,176.00		\$65,175.00	\$65,175.00	Complete
	SUBTOTAL			\$224,235.00		\$224,234.10	\$224,234.10	
	GRAND TOTAL			\$266,581.00		\$242,320.10	\$242,320.10	

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

⁶ To be completed for the Performance and Evaluation Report.

ATTACHMENT "J"

**Section 8.2 - Capital Fund Program Five-Year
Action Plan, form HUD-50075.2**

PART I: SUMMARY						
Housing Authority of The City of Cairo #GA083		Cairo/Grady County Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010 II.	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	\$269,245.000	\$269,245.000	\$269,245.00	\$269,245.000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	<i>ADMINISTRATION</i>					
F.	Other					
G.	Operations		\$67,200.00	\$67,200.00	\$67,200.00	\$67,200.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$336,445.00	\$336,445.00	\$336,445.00	\$336,445.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$336,445.00	\$336,445.00	\$336,445.00	\$336,445.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	PHA Wide – Operations	\$67,200.00	PHA Wide – Operations	\$67,200.00
ANNUAL STATEMENT				
	Subtotal of Estimated Cost	\$67,200.00	Subtotal of Estimated Cost	\$67,200.00
	Cost			