PHA Plans Streamlined Annual Version 1

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

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2004 PHA Name:

The Housing Authority of the City of Ellijay, Georgia GA176v02

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Ellijay Housing Authority **PHA Number:** GA176

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Programs Administered:

Public Housing and Section 8 Number of public housing units: Number of S8 units: Section 8 Only Number of S8 units: **Public Housing Only** Number of public housing units: **110**

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

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

PHA Plan Contact Information:

Name:Neaomi PickelsimerPhone: 1-706-635-4644TDD:1-706-635-4644Email (if available): neaomi@ellijay.com

Public Access to Information

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

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

public review and inspection. Xes No
If yes, select all that apply:
Main administrative office of the PHA
PHA development management offices
Main administrative office of the local, county or State government
Public library PHA website Other (list below)
 PHA Plan Supporting Documents are available for inspection at: (select all that apply) Main business office of the PHA PHA development management offices Other (list below)

Streamlined Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies N/A 903.7(b)(2) Policies on Eligibility, Selection, and Admissions 2. Capital Improvement Needs \bowtie Page 5 903.7(g) Statement of Capital Improvements Needed 3. Section 8(y) Homeownership N/A 903.7(k)(1)(i) Statement of Homeownership Programs 4. Project-Based Voucher Programs N/A 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. N/A \boxtimes 6. Supporting Documents Available for Review Page 9 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report FFY2004 CFP Annual Statement - Page 11 FFY2003 CFP Revision #1 - Page 15 FFY2002 CFP P & E Report - Page 19 \square 8. Capital Fund Program 5-Year Action Plan Page 23

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

Form HUD-50071, <u>Certification of Payments to Influence Federal Transactions</u>; and Form SF-LLL &SF-LLLa, <u>Disclosure of Lobbying Activities</u>.

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists								
Development Information : (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics				

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

B. Site-Based Waiting Lists – Coming Year

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

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

2. Status of HOPE VI revitalization grant(s):

	HOPE VI Revitalization Grant Status							
a. Development Nam								
b. Development Number:								
c. Status of Grant:								
	tion Plan under development							
	tion Plan submitted, pending approval							
	tion Plan approved							
	pursuant to an approved Revitalization Plan underway							
3. 🗌 Yes 🔀 No:	Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?							
	If yes, list development name(s) below:							
4. 🗌 Yes 🖂 No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:							
5. 🗌 Yes 🛛 No: 🕯	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:							
	ant Based AssistanceSection 8(y) Homeownership Program FR Part 903.12(c), 903.7(k)(1)(i)]							
1. 🗌 Yes 🔀 No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)							
2. Program Description	ion:							

a. Size of Program

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

- c. What actions will the PHA undertake to implement the program this year (list)?
- 3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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



low utilization rate for vouchers due to lack of suitable rental units access to neighborhoods outside of high poverty areas other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The PHA will continue to provide affordable housing assistance in the low rent housing program and continue to strive to meets its missions & goals as set in our FY2000 Agency Plan.

<u>6. Supporting Documents Available for Review for Streamlined Annual PHA</u> <u>Plans</u>

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

List of Supporting Documents Available for Review									
Applicable & On Display	Supporting Document	Related Plan Component							
	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans							
\checkmark	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans							
\checkmark	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. FY2000	5 Year and standard Annual Plans							
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans							
\checkmark	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs							
\checkmark	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources							
\checkmark	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site- Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies							
\checkmark	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies							
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies							
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies							
\checkmark	Public housing rent determination policies, including the method for setting public housing flat rents. ☑ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination							
\checkmark	Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination							
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination							
\checkmark	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance							
\checkmark	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations							
\checkmark	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-							

A	List of Supporting Documents Available for Review	
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
\checkmark	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures.	Annual Plan: Grievance Procedures
\checkmark	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Sectionof the Section 8 Administrative Plan)	Annual Plan: Homeownership
\checkmark	Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
\checkmark	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
\checkmark	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
\checkmark	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
\checkmark	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Ann	ual Statement/Performance and Evalua	ation Report			
Capi	ital Fund Program and Capital Fund P	rogram Replaceme	nt Housing Factor (CFP/CFPRHF) Pa	rt 1: Summary
PHA N The Ho	ame: Dusing Authority of the City of Ellijay, Georgia	Grant Type and Number Capital Fund Program: GA0	6P17650104		Federal FY of Grant: 2004
The II	Justing Authority of the City of Emijuy, Ocorgiu		cement Housing Factor Grant No):	2004
	ginal Annual Statement Reserve for Disasters/ Em	ergencies Revised Annual S			
		Final Performance and Evalu			
Line	Summary by Development Account		mated Cost	Total A	ctual Cost
No.					
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$3,472.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$13,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$97,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$5,000.00			
13	1475 Nondwelling Equipment	\$33,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$151,472.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation				
	Measures				

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

PHA Name:		Grant Type and Number				Federal FY of Grant: 2004		
The Housing Authority of the City of Ellijay, Georgia		Capital Fund Program #: GA06P17650104						
		Capital Fund Progr	am Replacement l	Housing Factor #:				
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estim	ated Cost	Total Ac	tual Cost	Status of
Number	Categories							Proposed
Name/HA-Wide				Original	Revised	Funds	Funds	Work
Activities						Obligated	Expended	
	Operations							
PHA-Wide	Subsidy	1406	110	\$3,472.00				
	SUBTOTAL			\$3,472.00				
	Fees and Costs							
GA176-1	a. Architectural Fees	1430.1	40	\$0.00				
GA176-2	Architect's fee to prepare bid and	1430.1	20	\$0.00				
GA176-3	contract documents, drawings	1430.1	50	\$12,000.00				
	specification and assist the PHA							
	at bid opening, awarding the contract,							
	and supervise the construction work on							
	A periodic basis.							
	Fee to be negotiated. Contract labor.							
GA176-1	b. Consultant Fees	1430.2	40	\$300.00				
GA176-2	Hire Consultant to assist with	1430.2	20	\$300.00				
GA176-3	preparation and submittal of required	1430.2	50	\$400.00				
	Agency Plans. Fees to be negotiated.							
	Contract Labor.							
	SUBTOTAL			\$13,000.00				
	Dwelling Structures							
GA176-3	Replace flooring	1460	50	\$97,000.00				
	SUBTOTAL			\$97,000.00				
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Nondwelling Structures							
GA176-3	Renovate Central Office & Maintenance	1470	1	\$5,000.00				
	SUBTOTAL		-	\$5,000.00				
				+=,				

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

PHA Name:		Grant Type and Number			Federal FY of Grant: 2004			
The Housing Author	rity of the City of Ellijay, Georgia	Capital Fund Program #: GA06P17650104						
		Capital Fund Progr	am Replacement I	Housing Factor #:				
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estim	nated Cost	Total Ac	tual Cost	Status of
Number	Categories							Proposed Work
Name/HA-Wide				Original	Original Revised		Funds Funds	
Activities						Obligated	Expended	
	Nondwelling Equipment							
PHA-Wide	Purchase Vehicle & Misc. Equipment	1475	LS	\$33,000.00				
	SUBTOTAL			\$33,000.00				
	GRAND TOTAL			\$151,472.00				

GA176-1 40 Units GA176-2 20 Units GA176-3 50 Units

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:			Type and Nu	nher			Federal FY of Grant: 2004
The Housing Authority of the City of Ellijay,				m #: Ga06P176501	04		
Georgia		Capita	l Fund Progra	m Replacement Hou	sing Factor #:		
Development Number	All	Fund Obligated			Il Funds Expended		Reasons for Revised Target Dates
Name/HA-Wide Activities	(Qua	art Ending Date	e)		uarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/17/06			9/17/08			
GA176-1	9/17/06			9/17/08			
GA176-2	9/17/06			9/17/08			
GA176-3	9/17/06			9/17/08			

Ann	ual Statement/Performance and Evalu	ation Report			
	ital Fund Program and Capital Fund	-	nt Housing Factor (C	CFP/CFPRHF) P	art 1: Summary
PHA N	Ŭ Å	Grant Type and Number Capital Fund Program: GA00			Federal FY of Grant: 2003
		mergencies 🖾 Revised Annual S	tatement (revision no: 1)		
	Formance and Evaluation Report for Period Ending:	Final Performance and Evalu	ation Report mated Cost	Tata	Actual Cost
No.	Summary by Development Account	1 otal Esti	llated Cost	I Ota	Actual Cost
110.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	<u>-</u>		0.01.8.000	P
2	1406 Operations	\$3,000.00	\$3,000.00	\$0.00	\$0.00
3	1408 Management Improvements			·	
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$13,000.00	\$13,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$12,000.00	\$12,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$78,472.00	\$35,472.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	\$30,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$10,000.00	\$25,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$33,000.00	\$33,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$151,472.00	\$151,472.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation				
	Measures				

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

PHA Name:		Grant Type and Number				Federal FY of Grant: 2003		
The Housing Authority of the City of Ellijay, Georgia		Capital Fund Progr	am #: GA06P176	50103				
_		Capital Fund Progra	am Replacement I					
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estim	ated Cost	Total Act	ual Cost	Status of Proposed
Number	Categories							
Name/HA-Wide				Original	Revised	Funds	Funds	Work
Activities						Obligated	Expended	
	Operations							
PHA-Wide	Subsidy	1406	110	\$3,000.00	\$3,000.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Fees and Costs							
GA176-1	a. Architectural Fees	1430.1	40	\$0.00	\$6,000.00	\$0.00	\$0.00	No Progress
GA176-2	Architect's fee to prepare bid and	1430.1	20	\$12,000.00	\$0.00	\$0.00	\$0.00	
GA176-3	contract documents, drawings	1430.1	50	\$0.00	\$6,000.00	\$0.00	\$0.00	
	specification and assist the PHA							
	at bid opening, awarding the contract,							
	and supervise the construction work on							
	A periodic basis.							
	Fee to be negotiated. Contract labor.							
GA176-1	b. Consultant Fees	1430.2	40	\$300.00	\$300.00	\$0.00	\$0.00	No Progress
GA176-2	Hire Consultant to assist with	1430.2	20	\$300.00	\$300.00	\$0.00	\$0.00	
GA176-3	preparation and submittal of required	1430.2	50	\$400.00	\$400.00	\$0.00	\$0.00	
	Agency Plans. Fees to be negotiated.							
	Contract Labor.							
	SUBTOTAL			\$13,000.00	\$13,000.00	\$0.00	\$0.00	
	Site Improvements							
GA176-1	Parking	1450	40	\$12,000.00	\$12,000.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$12,000.00	\$12,000.00	\$0.00	\$0.00	0
	Dwelling Structures							
GA176-3	a. Renovate kitchens	1460	5	\$78,472.00	\$16,533.00	\$0.00	\$0.00	No Progress
Silliyo b	Subtotal	1100		\$78,472.00	\$16,533.00	\$0.00	\$0.00	110 110 81000
GA176-3	b. Replace closet doors	1460	50	\$0.00	\$18,939.00	\$0.00	\$0.00	Added
	Subtotal			\$0.00	\$18,939.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$78,472.00	\$35,472.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Nu	Federal FY of Grant: 2003					
The Housing Autho	ority of the City of Ellijay, Georgia	Capital Fund Progr	am #: GA06P176	50103				
		Capital Fund Progr	am Replacement	Housing Factor #:				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Work
	Dwelling Equipment—Nonexpendable							
GA176-1	Ranges & Refrigerators	1465.1	40	\$2,000.00	\$30,000.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$2,000.00	\$30,000.00	\$0.00	\$0.00	
	Nondwelling Structures							
GA176-3	Renovate Central Office	1470	1	\$10,000.00	\$25,000.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$10,000.00	\$25,000.00	\$0.00	\$0.00	
	Nondwelling Equipment							
PHA-Wide	Purchase Vehicle & Misc. Equipment	1475	LS	\$33,000.00	\$33,000.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$33,000.00	\$33,000.00	\$0.00	\$0.00	
	GRAND TOTAL			\$151,472.00	\$151,472.00	\$0.00	\$0.00	

GA176-1 40 Units GA176-2 20 Units GA176-3 50 Units

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:			Type and Nu	nber			Federal FY of Grant: 2003
The Housing Authority of th			m #: Ga06P1765010)3			
Georgia	Capita	l Fund Progra	m Replacement Hou	sing Factor #:			
Development Number	All	Fund Obligated	1	А	Il Funds Expended		Reasons for Revised Target Dates
Name/HA-Wide Activities	(Qua	art Ending Date	e)		uarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual	
	0/15/05			0/15/05			
PHA-Wide	9/17/05			9/17/07			
GA176-1	9/17/05			9/17/07			
GA176-2	9/17/05			9/17/07			
GA176-3	9/17/05			9/17/07			

Ann	ual Statement/Performance and Evalua	ation Report					
	ital Fund Program and Capital Fund P	-	nt Housing Factor (CFP/CFPRHF) P	art 1: Summary		
PHA Name:		Grant Type and Number	Federal FY of Grant:				
The Housing Authority of the City of Ellijay, Georgia		Capital Fund Program: GA06			2002		
			ement Housing Factor Grant No				
	ginal Annual Statement		mergencies 🖾 Revised Annual	Statement (revision no: 1)			
	formance and Evaluation Report for Period Ending: 6/30/03	Final Performance and E	h				
Line No.	Summary by Development Account	Total Estin	mated Cost	Tota	Total Actual Cost		
NO.		Original	Revised	Obligated	Expended		
	Total non-CFP Funds	Original	Keviseu	Obligateu	Expended		
)	1406 Operations	\$41,711.00	\$41,711.00	\$41,711.00	\$41,711.00		
3	1408 Management Improvements	ψ11,711.00	ψ11,711.00	ψ11,711.00	ψ.1,711.00		
Ļ	1410 Administration						
5	1411 Audit						
5	1415 liquidated Damages						
7	1430 Fees and Costs	\$13,000.00	\$10,700.00	\$750.00	\$750.00		
3	1440 Site Acquisition						
)	1450 Site Improvement	\$40,000.00	\$23,175.27	\$0.00	\$0.00		
0	1460 Dwelling Structures	\$89,386.00	\$108,510.73	\$89,386.00	\$74,720.20		
1	1465.1 Dwelling Equipment—Nonexpendable						
2	1470 Nondwelling Structures						
3	1475 Nondwelling Equipment						
4	1485 Demolition						
15	1490 Replacement Reserve						
6	1492 Moving to Work Demonstration						
7	1495.1 Relocation Costs						
.8	1498 Mod Used for Development						
9	1502 Contingency	#104.00 7 .00	#104.00 7 .00	#101 0 1 7 00	<i></i>		
0	Amount of Annual Grant: (sum of lines 2-19)	\$184,097.00	\$184,097.00	\$131,847.00	\$117,181.20		
1	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 Related to Security	#00.207.00	<u> </u>	¢0.00	¢0.00		
24	Amount of line 20 Related to Energy Conservation	\$89,386.00	\$0.00	\$0.00	\$0.00		
	Measures						

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Annual Statement/Performance and Evaluation ReportBudget Revision #1Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)6/30/03Part II: Supporting Pages

PHA Name: The Housing Autho	rity of the City of Ellijay, Georgia	Grant Type and Nu Capital Fund Progr Capital Fund Progr	am #: GA06P176 am Replacement I	Federal FY of Grant: 2002				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
Name/HA-Wide Activities				Original	Revised	FundsFundsObligatedExpended		Work
	Operations							
PHA-Wide	Subsidy	1406	110	\$41,711.00	\$41,711.00	\$41,711.00	\$41,711.00	Completed
	SUBTOTAL			\$41,711.00	\$41,711.00	\$41,711.00	\$41,711.00	
	Fees and Costs							
GA176-1	a. Architectural Fees	1430.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA176-2	Architect's fee to prepare bid and	1430.1	20	\$12,000.00	\$0.00	\$0.00	\$0.00	Work
GA176-3	contract documents, drawings	1430.1	50	\$0.00	\$9,950.00	\$0.00	\$0.00	Changed to
0111700	specification and assist the PHA	1.0011		\$0100	\$7,700100	ψοισσ	¢0100	003.
	at bid opening, awarding the contract,							
	and supervise the construction work on							
	A periodic basis.							
	Fee to be negotiated. Contract labor.							
		1.100.0	10	** ***	****	** **	** **	
GA176-1	b. Consultant Fees	1430.2	40	\$300.00	\$250.00	\$250.00	\$250.00	Completed
GA176-2	Hire Consultant to assist with	1430.2	20	\$300.00	\$250.00	\$250.00	\$250.00	Completed
GA176-3	preparation and submittal of required	1430.2	50	\$400.00	\$250.00	\$250.00	\$250.00	Completed
	Agency Plans. Fees to be negotiated.							
	Contract Labor.				+	+	+	
	SUBTOTAL			\$13,000.00	\$10,700.00	\$750.00	\$750.00	
	Site Improvements							
GA176-1	a. Correct drainage and erosion (work at	1450	40	\$40,000.00	\$0.00	\$0.00	\$0.00	
GA176-2	001 finished w/2001 funds. Bal. of 003	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA176-3	Work started in 2001 to be continued	1450	0	\$0.00	\$23,175.27	\$0.00	\$0.00	No Progress
	w/2002 funds through fungibility.							0
	SUBTOTAL			\$40,000.00	\$23,175.27	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation ReportBudget Revision #1Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)6/30/03Part II: Supporting Pages

PHA Name:	rity of the City of Ellijay, Georgia	Grant Type and No Capital Fund Progr	Federal FY of Grant: 2002					
		Capital Fund Progr	am Replacement H	lousing Factor #:				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Work
	Dwelling Structures							
GA176-1	a. Install insulation @ exterior walls	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	Completed
GA176-2	& install gypsum board over existing	1460	15	\$89,386.00	\$0.00	\$0.00	\$0.00	w/2001
GA176-3	walls & ceilings. Renovation	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	funds.
	@ kitchens & bathrooms.							
GA176-3	b. Continue kitchen cabinets @ 003/	1460	Bal. of units	\$0.00	\$108,510.73	\$89,386.00	\$74,720.20	In Progress
	2001 & 2003 w/fungibility.							
	SUBTOTAL			\$89,386.00	\$108,510.73	\$89,386.00	\$74,720.20	
					· · ·			
	GRAND TOTAL			\$184,097.00	\$184,097.00	\$131,847.00	\$117,181.20	

GA176-1 40 Units GA176-2 20 Units GA176-3 50 Units

Annual Statement/Performance and Evaluation Report Budget Revision #1 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 6/30/03 **Part III: Implementation Schedule** PHA Name: **Grant Type and Number** Federal FY of Grant: 2002 The Housing Authority of the City of Ellijay, Capital Fund Program #: Ga06P17650102 Georgia Capital Fund Program Replacement Housing Factor #: Development Number All Fund Obligated All Funds Expended Reasons for Revised Target Dates Name/HA-Wide Activities (Quart Ending Date) (Quarter Ending Date) Original Revised Original Revised Actual Actual GA176-1 5/31/04 5/31/06 GA176-2 5/31/04 5/31/06 5/31/06 GA176-3 5/31/04

8. Capital Fund Program Five-Year Action Plan

Capital Fund P	rogram F	Tive-Year Action Plan			
Part I: Sum	0				
PHA Name: Housing Aut City of Ellijay, GA	2			⊠Original 5-Year Plan □Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
HA Wide	Annual Statement	\$36,472.00	\$36,472.00	\$46,472.00	\$56,472.00
GA176-1		\$0.00	\$0.00	\$40,000.00	\$45,000.00
GA176-2		\$0.00	\$0.00	\$20,000.00	\$0.00
GA176-3		\$115,000.00	\$115,000.00	\$45,000.00	\$50,000.00
CFP Funds Listed for 5- year planning		\$151,472.00	\$151,472.00	\$151,472.00	\$151,472.00
Replacement Housing Factor Funds					

Activities for Year 1		Activities for Year: 2 FFY Grant: 2005 PHA FY: 2005		Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See	PHA Wide	Operations	\$23,472.00	PHA Wide	Operations	\$23,472.00		
Annual	PHA Wide	Fees & Costs	\$13,000.00	PHA Wide	Fees & Costs	\$13,000.00		
Statement		Subtotal	\$36,472.00		Subtotal	\$36,472.00		
	GA176-3	Bathrooms (25 Units)	\$115,000.00	GA176-3	Bathrooms (25 Units)	\$115,000.00		
		(Phase I)			(Phase II)			
		Subtotal	\$115,000.00		Subtotal	\$115,000.00		
	Total CFP Estim	ated Cost	\$151,472.00			\$151,472.00		

	Activities for Year: 4 FFY Grant: 2007 PHA FY: 2007		Activities for Year: 5 FFY Grant: 2008 PHA FY: 2008					
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
PHA Wide	Operations	\$23,472.00	PHA Wide	Operations	\$23,472.00			
PHA Wide	Fees & Costs	\$13,000.00	PHA Wide	Fees & Costs	\$13,000.00			
PHA Wide	Non-Dwelling Equipment	\$10,000.00	PHA Wide	Dwelling Equipment	\$10,000.00			
	AMC Furniture, File Cabinets			(10) Ranges (10) Refrigerators				
	Subtotal	\$46,472.00	PHA Wide	Non-Dwelling Equipment	\$10,000.00			
				Computers				
GA176-1	Visitabllity (40 Units)	\$15,000.00		Subtotal	\$56,472.00			
	Additional parking (10 Spaces)	\$25,000.00						
	Subtotal	\$40,000.00	GA176-1	Exteriors (40 Units)	\$45,000.00			
GA176-2	Drainage, Tree Removal, Paving	\$20,000.00	GA176-3	Visitability (50 Units)	\$50,000.00			
	(20 Units)							
GA176-3	Doors, Hardware (50 Units)	\$45,000.00						
Tota	al CFP Estimated Cost	\$151,472.00			\$151,472.00			