

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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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 to certain 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.

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# Streamlined 5-Year Plan for Fiscal Years 2004 - 2008

## Streamlined Annual Plan for Fiscal Year 2004

**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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Hall County Housing Authority

**PHA Number:** NE003

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2004

**PHA Programs Administered:**

**Public Housing and Section 8**

**Section 8 Only**

**Public Housing Only**

Number of public housing units: 392

Number of S8 units:

Number of public housing units:

Number of S8 units: 415

**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: |          |                                       |                                |                         |

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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 Five-Year PHA Plan PHA FISCAL YEARS 2004 - 2008

[24 CFR Part 903.12]

### **A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here)

Our aim is to ensure safe, decent, and affordable housing: create opportunities for residents' self sufficiency and economic independence; and assure fiscal integrity by all program participants. In order to achieve this mission, we will:

1. Recognize the resident's as our ultimate customer
2. Improve PHA Management and service delivery efforts through oversight, assistance, and selective intervention by highly skilled, diagnostic, and result-oriented field personnel
3. Seek problem-solving partnerships with PHA, resident, community, and government leadership
4. Act as an agent for change when performance is unacceptable and we judge that local leadership is not capable or committed to improvement
5. Efficiently apply limited HUD resources by using risk assessment techniques to focus our oversight efforts

### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- X PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - X Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- Other (list below)

X PHA Goal: Improve the quality of assisted housing

Objectives:

- X Improve public housing management: (PHAS score) 90
- X Improve voucher management: (SEMAP score) 83
- X Increase customer satisfaction:
- X Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

X PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, sexual orientation and disability:
  - X 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, sexual orientation and disability:
  - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**  
**NONE**

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2004

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

|     |                                                                                                                                          |
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| 7   | 1. Housing Needs                                                                                                                         |
| 11  | 2. Financial Resources                                                                                                                   |
| 12  | 3. Policies on Eligibility, Selection and Admissions                                                                                     |
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| 25  | 5. Capital Improvements Needs                                                                                                            |
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| 28  | 8. Civil Rights Certifications (included with PHA Certifications of Compliance)                                                          |
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|     | b. Criteria for Substantial Deviations and Significant Amendments                                                                        |
|     | c. Other Information Requested by HUD                                                                                                    |
|     | i. Resident Advisory Board Membership and Consultation Process                                                                           |
|     | ii. Resident Membership on the PHA Governing Board                                                                                       |
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| 35  | 10. Project-Based Voucher Program                                                                                                        |
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| 39  | 12. FY 2004 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report |
| 43  | 13. Capital Fund Program 5-Year Action Plan                                                                                              |
| N/A | 14. Other (List below, providing name for each item)                                                                                     |

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077**, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| <b>Housing Needs of Families on the PHA's Waiting Lists</b>                                      |                                    |                     |                 |
|--------------------------------------------------------------------------------------------------|------------------------------------|---------------------|-----------------|
| Waiting list type: (select one)                                                                  |                                    |                     |                 |
| <input type="checkbox"/> Section 8 tenant-based assistance                                       |                                    |                     |                 |
| <input checked="" type="checkbox"/> Public Housing                                               |                                    |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing                                   |                                    |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) |                                    |                     |                 |
| If used, identify which development/subjurisdiction:                                             |                                    |                     |                 |
|                                                                                                  | # of families                      | % of total families | Annual Turnover |
| Waiting list total                                                                               | 186                                |                     | 375             |
| Extremely low income<br><=30% AMI                                                                | 162                                | 87%                 |                 |
| Very low income<br>(>30% but <=50% AMI)                                                          | 12                                 | 6.5%                |                 |
| Low income<br>(>50% but <80% AMI)                                                                | 12                                 | 6.5%                |                 |
| Families with children                                                                           | 101                                | 54%                 |                 |
| Elderly families                                                                                 | 26                                 | 14%                 |                 |
| Families with Disabilities                                                                       | 17                                 | 9%                  |                 |
| Race/ethnicity (White)                                                                           | 167                                | 37 H / 121 NH       |                 |
| Race/ethnicity (Black)                                                                           | 11                                 | 0 H / 11 NH         |                 |
| Race/ethnicity (A.I. / A.N.)                                                                     | 4                                  | 2 H / 2 NH          |                 |
| Race/ethnicity (Asian / P.I.)                                                                    | 2                                  | 0 H / 2 NH          |                 |
| Three applicants did not indicate race and nine did not indicate ethnicity                       |                                    |                     |                 |
| *All figures approximate                                                                         |                                    |                     |                 |
| Characteristics by Bedroom<br>Size (Public Housing Only)                                         |                                    |                     |                 |
| 1BR                                                                                              | 85                                 | 46%                 |                 |
| 2 BR                                                                                             | 53                                 | 29%                 |                 |
| 3 BR                                                                                             | 38                                 | 21%                 |                 |
| 4 BR                                                                                             | 6* placed in three<br>bedroom list | 3%                  |                 |
| 5 BR                                                                                             | 4* Placed in three<br>bedroom list | 2%                  |                 |
| 5+ BR                                                                                            |                                    |                     |                 |

| Housing Needs of Families on the PHA's Waiting Lists                                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes                                            |  |
| If yes:                                                                                                               |  |
| How long has it been closed (# of months)?                                                                            |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?                  |  |
| <input type="checkbox"/> No <input type="checkbox"/> Yes                                                              |  |

| Housing Needs of Families on the PHA's Waiting Lists                                                                  |               |                     |                 |
|-----------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one)                                                                                       |               |                     |                 |
| X Section 8 tenant-based assistance                                                                                   |               |                     |                 |
| <input type="checkbox"/> Public Housing                                                                               |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing                                                        |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)                      |               |                     |                 |
| If used, identify which development/subjurisdiction:                                                                  |               |                     |                 |
|                                                                                                                       | # of families | % of total families | Annual Turnover |
| Waiting list total                                                                                                    | 453           |                     | 391             |
| Extremely low income<br><=30% AMI                                                                                     | 322           | 71%                 |                 |
| Very low income<br>(>30% but <=50% AMI)                                                                               | 126           | 28%                 |                 |
| Low income<br>(>50% but <80% AMI)                                                                                     | 5             | 1%                  |                 |
| Families with children                                                                                                | 244           | 54%                 |                 |
| Elderly families                                                                                                      | 81            | 18%                 |                 |
| Families with Disabilities                                                                                            | 41            | 8%                  |                 |
| Race/ethnicity                                                                                                        | 417           | 79 H / 309 NH       |                 |
| Race/ethnicity                                                                                                        | 23            | 0 H / 23 NH         |                 |
| Race/ethnicity                                                                                                        | 4             | 2 H / 3 NH          |                 |
| Race/ethnicity                                                                                                        | 8             | 4 H / 4 NH          |                 |
| One applicants did not indicate race and Twenty Nine did not indicate ethnicity                                       |               |                     |                 |
| *All figures approximate                                                                                              |               |                     |                 |
| Characteristics by Bedroom<br>Size (Public Housing Only)                                                              |               |                     |                 |
| 1BR                                                                                                                   |               |                     |                 |
| 2 BR                                                                                                                  |               |                     |                 |
| 3 BR                                                                                                                  |               |                     |                 |
| 4 BR                                                                                                                  |               |                     |                 |
| 5 BR                                                                                                                  |               |                     |                 |
| 5+ BR                                                                                                                 |               |                     |                 |
| Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes                                            |               |                     |                 |
| If yes:                                                                                                               |               |                     |                 |
| How long has it been closed (# of months)?                                                                            |               |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?                  |               |                     |                 |
| <input type="checkbox"/> No <input type="checkbox"/> Yes                                                              |               |                     |                 |

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public



housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in

- public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

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

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| <b>Financial Resources:<br/>Planned Sources and Uses</b> |                   |                     |
|----------------------------------------------------------|-------------------|---------------------|
| <b>Sources</b>                                           | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 20__ grants)</b>                |                   |                     |
| a) Public Housing Operating Fund                         | \$207,357         |                     |
| b) Public Housing Capital Fund                           | \$519,064         |                     |
| c) HOPE VI Revitalization                                | None              |                     |
| d) HOPE VI Demolition                                    | None              |                     |

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                  |                     |                     |
|---------------------------------------------------------------------------|---------------------|---------------------|
| <b>Sources</b>                                                            | <b>Planned \$</b>   | <b>Planned Uses</b> |
| e) Annual Contributions for Section 8 Tenant-Based Assistance             | \$1,501,942         |                     |
| f) Resident Opportunity and Self-Sufficiency Grants                       | None                |                     |
| g) Community Development Block Grant                                      | None                |                     |
| h) HOME                                                                   | None                |                     |
| Other Federal Grants (list below)                                         | None                |                     |
|                                                                           |                     |                     |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b> |                     |                     |
| NE26P003501-02                                                            | \$280,709.79        | As of 3/1/04        |
| NE26P003501-03                                                            | \$244,867.46        | “                   |
| NE26P003502-03                                                            | \$90,514.00         | “                   |
|                                                                           |                     |                     |
| <b>3. Public Housing Dwelling Rental Income</b>                           | \$803,505.00        |                     |
|                                                                           |                     |                     |
|                                                                           |                     |                     |
| <b>4. Other income (list below)</b>                                       |                     |                     |
| Excess Utilities                                                          | \$10,775.00         |                     |
|                                                                           |                     |                     |
| <b>4. Non-federal sources (list below)</b>                                |                     |                     |
| Interest                                                                  | \$69,780.00         |                     |
| Other Income                                                              | \$110,912.86        |                     |
|                                                                           |                     |                     |
| <b>Total resources</b>                                                    | <b>3,839,427.11</b> |                     |
|                                                                           |                     |                     |

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
- X When families are within a certain time of being offered a unit: Approx. 90 days out
- X Other: Our elderly/disabled units do not currently have a waiting list. Thus, eligibility is verified immediately after an appointment can be set up following their application. Family units try to calculate openings for the next three months.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Applicants for apartments that pay for their own utilities must be able to place services in their name. We also check whether applicants owe other housing authorities, have been evicted from a federally assisted program, had their assistance terminated from the Housing Choice Voucher program or have committed fraud.

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Sex Offender Registry Only

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. 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 d.

| Site-Based Waiting Lists                             |                |                                                          |                                                                                   |                                                                                              |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Development Information:<br>(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 site-based 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:

d. 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 subsection **(3) Assignment**

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 site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- X Two
- Three or More

b. X Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) To meet deconcentration goals, if necessary

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- X Other preference(s) (list below) – Elderly / disabled, displaced by government action, and families with children. Near elderly applicants receive a preference over singles but below other listed above.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) – Elderly / disabled, displaced by government action, and families with children
- 2 Near elderly families

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease



- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- X Other (list) – When there is an income increase of \$400.00 or more (annually)

**(6) Deconcentration and Income Mixing**

a. X Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. X Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

| <b>Deconcentration Policy for Covered Developments</b> |                        |                                                              |                                                                                   |
|--------------------------------------------------------|------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Development Name</b>                                | <b>Number of Units</b> | <b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b> | <b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b> |
| 005                                                    | 72                     | Mostly 2 bedroom units – Within Range                        | Meets Policy Guidelines                                                           |
| 006                                                    | 19                     | 3 bedroom units - > 115%                                     | Over                                                                              |
| 007                                                    | 14                     | 3 bedroom units – Within Range                               | Meets Policy Guidelines                                                           |

Development 006 is slightly over the 115% barrier. However, Development 007 is close to this upper limit and these are our three bedroom facilities. Thus, HCHA feels that no action is necessary at this time.

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- X More general screening than criminal and drug-related activity (list factors):
1. Verify applicant has not been evicted from a federally assisted housing program within the last 5 years.
  2. Verify applicant has not had assistance terminated under the Certificate or Voucher Program within the last 3 years.
- Other (list below)  
Verify that applicants do not owe other housing agencies money including HCHA
- b. X Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Sex Offender Registry Only
- d.  Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- X Other (describe below) - At the request of the landlord, we will share any factual or third party written information relevant to the history of, or ability to, comply with the lease.

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- X None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- X PHA main administrative office
- Other (list below)

**(3) Search Time**

- a. X Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:  
30 day extensions are granted if requested. A second thirty days (60 day) extension may be

granted for appropriate reasons such as a disability or medical hardship

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Elderly/Disabled, displaced by government action, families with children

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) - Elderly/Disabled, displaced by government action, near elderly and families with children.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to

- the public?
- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- X The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- X \$26-\$50

2. X Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- a. The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and nationality Act who would be entitled to public benefits but for the title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
- b. The family would be evicted as a result of the imposition of the minimum rent
- c. The income of the family has decreased because of changed circumstances, including loss of employment
- d. A death in the family has occurred

c. Rents set at less than 30% of adjusted income

1.  Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- X At family option
- Any time the family experiences an income increase
- X Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) - \$400.00 annually
- Other (list below)

g.  Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- X Other (list/describe below) - HCHA used a list of comparables unassisted apartments in the community. Amenities and size were considered in setting the flat rate rent. Flat rent rates currently are:

|                                        |          |
|----------------------------------------|----------|
| Efficiency unit:                       | \$200.00 |
| One Bedroom (including Golden Towers): | \$300.00 |
| One Bedroom (Rainbow Terrace):         | \$350.00 |
| Two Bedroom (Pletcher Terrace):        | \$350.00 |
| Two Bedroom:                           | \$400.00 |
| Three Bedroom:                         | \$500.00 |

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

### **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50



- b. X Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
1. The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and nationality Act who would be entitled to public benefits but for the title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
  2. The family would be evicted as a result of the imposition of the minimum rent
  3. The income of the family has decreased because of changed circumstances, including loss of employment
  4. A death in the family has occurred

## **5. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a. X Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  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 of sub-component 5B: 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) Hope VI Revitalization**

- a.  Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
 Development name:  
 Development (project) number:  
 Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway
- c.  Yes X No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes X 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:
- e.  Yes X 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:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

| <b>Demolition/Disposition Activity Description</b>                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name:                                                                                                                                                           |
| 1b. Development (project) number:                                                                                                                                               |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input type="checkbox"/>                                                                                   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/> |

|                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------|
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY)                                                       |
| 5. Number of units affected:                                                                                                         |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity:<br>b. Projected end date of activity:                    |

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

**(2) Program Description**

a. Size of Program

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

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

b. PHA established eligibility criteria

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

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):

- a.  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.
- b.  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.

- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)*

Goal One:     Manage the Hall County Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a Standard performer.

Objectives:

1. HUD shall recognize the Hall County Housing Authority as a high performer by June 30, 2004.
2. The Hall County Housing Authority shall achieve and sustain an occupancy rate of 97% by June 30, 2005.
3. The Hall County Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Goal Two:     Improve resident and community perception of safety and security in the Hall County Housing Authority's public housing developments.

Objectives:

1. The Hall County Housing Authority shall reduce crime in its Developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The Hall County Housing Authority will work closely with law Enforcement and

other community organizations to increase response time and better serve our residents.

3. The Hall County Housing Authority shall reduce its evictions due to Violations of criminal laws by 10% by December 31, 2004, through aggressive screening procedures.

Goal Three: Enhance the marketability and customer satisfaction of the Hall County Housing Authority.

Objectives:

1. The Hall County Housing Authority shall become a more customer-Oriented organization.
2. The Hall County Housing Authority shall enhance its curb appeal for Public Housing developments by maintaining its property in a responsible and appealing manner.
3. Improve or maintain all HCHA property in a good condition and provide timely, high quality maintenance service to Hall County Housing Authority residents.

The Hall County Housing Authority set three goals and three objectives within each goal several years ago, when developing the year 2000 5-Year Plan. Objective One, number one has been met this year with the Public Housing Program scoring 90 on its PHAS score. Section 8 scored an 83 and will strive to improve this score. Public Housing will have to continue to improve to keep the 90% achieved this year.

Objective two concerns our occupancy rate. In February 2004 HCHA reached the occupancy rate of 97%. However, due to circumstances beyond HCHA's control, this will fall slightly in March. However, HCHA firmly believes this occupancy rate will be reached again by June 2004 and will be maintained.

Objective three was a less tangible goal, which we believe we have met.

Goal two has been improved immensely over the years with PHDEP grants received until the program was eliminated in 2001. HCHA felt so strongly about the monies received through PHDEP that many of the security measures HCHA was working on have been carried over into Capital Grant funding despite the reduction in funds for that program. Safety and security improve community relations, reduce turnover rates and induce new clients into the program. HCHA is committed to its long-term plan in this area.

Objective one is no longer something that HCHA actively tracks. However, at the end of December 2004 HCHA will look at G.I.P.D. figures to see where we are at with this goal.

Objective two is being met in my opinion. However, response times are not tracked. HCHA has

the opinion of better response time primarily due to the lack of complaints we receive regarding this issue (used to receive a lot) and the fact that HCHA has built a relationship with G.I.P.D. and knows most of the officers. Thus, they tend to respond pretty well to our calls.

Objective three may not be completed by the said date primarily due to the fact that HCHA's police officer has been aggressive in implementing "One Strike You're Out." Criminal activity has been carefully investigated and many crimes that previously may have gone unsolved are now being resolved. On several occasions the perpetrator has been a resident and has subsequently faced eviction. Thus, our evictions may have gone up in the short term but will surely go down in the long.

Goal three is another goal that is less tangible than others. However, through the use of our Capital Fund, I believe that HCHA is making tremendous strides in this area.

In accordance with Objective one, HCHA changed its hours of operation last year to include the lunch hour. In the past, HCHA was closed during this crucial period of the day. Now customers can see us from 8:00 – 4:30 Monday through Friday.

Objective two involves maintaining HCHA property in a manner that enhances curb appeal. May Capital Fund Projects have been undertaken with this in mind and many more are in the works with one of the primary aims being more attractive property. This will continue to be a priority and has already reaped rewards in our opinion.

Finally, objective three references maintenance. Though HCHA has always provided good, timely service, our focus over the last year has been on preventative maintenance. Through our program, many preventative activities have been completed, our inspection process improved and a few longstanding infrastructure problems have been fixed. Thus, HCHA is making great strides in this area.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan - discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan - discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals objectives, or plans of the agency and which require

formal approval of the Board of Commissioners.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

a. X Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

RAB Comment: There is a playground area to be built at Shady Bend, is there any plans for lighting that area?

HCHA Response: There are currently no plans for lighting this area but after the playground is built the need for lighting can be evaluated and added if necessary.

RAB Comment: The housing authority should remove the carpet in the entryway at Centennial Towers.

HCHA Response: Though the carpet has not held up as well as anticipated, we do have it on a cleaning schedule and intend to get more life out of it before it is replaced. When it is replaced, tile will most likely go back in.

RAB Comment: Would HCHA consider garbage disposals at Shady Bend?

HCHA Response: Currently we do not offer the amenity of a garbage disposal at any of our properties. HCHA maintenance staff have been consulted about this idea in the past and have firmly and unanimously felt this would increase plumbing problems and would not be a good idea. Thus, no disposers are planned at this time.

RAB Comment: Has HCHA considered new carpet at Shady Bend?

HCHA Response: The carpet at Shady Bend is fairly new (less than 10 years old) and is currently only being replaced as needed. HCHA has in its five year plan to replace occupied apartment carpet on a limited scope but would reserve this to only those in serious need. A resident or two may or may not fall into this category at Shady Bend.

RAB Comment: In the five-year plan HCHA is planning to paint the Hallways at Centennial. Maybe HCHA should consider a design or pattern in the hallway to enhance the feeling of a home?

HCHA Response: This is a good idea, which we will consider when we reach that point.

RAB Comment: Does the Housing Authority have a plan B in regards to parking if the

current plan does not meet resident satisfaction?

HCHA Response: No, the current plan is the only available option and has been developed after meetings with tenants. Though surely there will be some tenants dissatisfied with the plan we are currently implementing it will allow for parking options which were not available before.

RAB Comment: Would the Housing Authority consider a community room at Shady Bend:

HCHA Response: Probably not at this time. Currently there are only 15 households at Shady Bend apartments. This, in our view, is not enough to warrant a community room. Further, our current community rooms do not see a lot of use and we feel that the same would be true at Shady Bend. Thus, HCHA does not believe this would be the best use of our scarce resources at this time.

RAB Comment: New washers and dryers are needed at Centennial & Golden.

HCHA Response: This is not a capital grant item. Currently, the equipment is supplied by a contractor who does all the maintenance and handles all the problems associated with the machines. However, HCHA is looking at handling this aspect itself within the next two years at these buildings.

RAB Comment: HCHA needs to fix and clean the fans in the elevators at Centennial and Golden.

HCHA Response: Not a capital grant item but we will speak with our elevator contractor about this suggestion.

HCHA also received the following comments from an advisory board member in the form of a letter.

RAB Comment: Stripe the parking lots.

HCHA Response: Project on the 2002 Capital Grant and will be completed this spring.

RAB Comment: Remove old pool table and put new one in that is currently in craft room at Golden Towers.

HCHA Response: In our current open grant funding, we have developed a couple projects that will address this issue. The room the pool table is in will be remodeled and that old table will be removed. The area where the newer pool table is in (table donated by the former director), will also be remodeled and will become the gaming area with some kind of locking system to keep non-residents out.



RAB Comment: Convert Craft Room at Golden Towers to restrooms.

HCHA Response: This would be very difficult to do from a practical standpoint. Further, plans for this room are outlined above. There is currently a public restroom on the first floor.

RAB Comment: Parking lot light on the southeast corner at Golden Towers needs to be replaced.

HCHA Response: An inventory of lights needing replaced was recently done and all lights needed new bulbs or ballasts will be fixed in the near future (not a capital fund item).

RAB Comment: Laundry Rooms at Golden need a facelift.

HCHA Response: This will be done outside of Capital Grant as time allows.

RAB Comment: (Summarized version) Would the housing authority consider assigning parking to residents – Golden Towers.

HCHA Response: Because as new residents move into apartments, the apartments of residents who own cars will change. Thus, it is not practical to assign the 30+ spaces to owners of cars in our building which houses over 80 families. Thus, our current policy will remain, however we are building a new lot across the street from Golden and Centennial Towers.

b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

X The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

**(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Karen Duff

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):** June 30, 2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe) Residents were asked to bring in resumes if they were interested in becoming a board member. These resumes were given to the HCHA Board of Commissioners who made a recommendation to the Hall County Board who subsequently selected the resident board member. This is similar to our current process of choosing a board member.

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list) - Since HCHA Public Housing units are located in various areas of the city, and Section 8 participants may live anywhere in Hall County, it did not seem feasible to hold an election. We did not feel it was a fair method of choosing a board member, since many candidates would not have the time or money to "campaign" and would not have the resources to visit each of the complexes and the Section 8 units. Thus, all participants in HCHA programs were notified of the opening and asked to provide resumes if they were interested in the position. These resumes were given to the HCHA Board of Commissioners who made a recommendation to the Hall County Board who subsequently selected the resident board member. This is similar to our current process of choosing a non-resident board member.

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

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

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Hall County Board of Supervisors

**(3) 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).

**Consolidated Plan jurisdiction: (provide name here)**

a. 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 list 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)

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

**(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

**10. Project-Based Voucher Program**

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

b.  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:)

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

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

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

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

| <b>List of Supporting Documents Available for Review</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Related Plan Component</b>                     |
| N/A                                                      | FSS Action Plan(s) for public housing and/or Section 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Annual Plan: Community Service & Self-Sufficiency |
| X                                                        | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Annual Plan: Community Service & Self-Sufficiency |
| N/A                                                      | 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 |
| X                                                        | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).<br>X Check here if included in the public housing A & O Policy.                                                                                                                                                                                                                                                                                                                                                                                                             | Pet Policy                                        |
| X                                                        | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.                                                                                                                                                                                                                                                                                                                                                                                                 | Annual Plan: Annual Audit                         |
| N/A                                                      | Consortium agreement(s), if a consortium administers PHA programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Joint PHA Plan for Consortia                      |
| N/A                                                      | Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia                      |
| X                                                        | Other supporting documents (optional). List individually. Pest Control Policy, Transfer Policy, Natural Disaster Policy, Maintenance Policy, Funds Transfer Policy, Investment Policy, Community Center Policy, Blood-Borne Disease Policy, Public Housing Grievance Procedure, Tenant Based Informal Review Procedure, Procurement Policy, Public Housing Lease, Travel Policy, Capitalization Policy, Check Signing Policy, Criminal Records Management Policy, Disposition Policy, Drug-Free Policy, Equal Housing Opportunity Policy, Ethics Policy, One Strike You're Out Policy, Ban & Bar Policy. | Organizational Policies                           |

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

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                                     |                                                           |                                                                                                                      |         |                   |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------|-------------------|----------------------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                                  |                                                           |                                                                                                                      |         |                   |                                              |
| <b>PHA Name: Hall County Housing Authority</b>                                                                                                                                                                                                                                                                                                |                                                           | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350104<br>Replacement Housing Factor Grant No: |         |                   | <b>Federal<br/>FY of<br/>Grant:<br/>2004</b> |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )<br><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 |                                              |
|                                                                                                                                                                                                                                                                                                                                               |                                                           | Original                                                                                                             | Revised | Obligated         | Expended                                     |
| 1                                                                                                                                                                                                                                                                                                                                             | Total non-CFP Funds                                       |                                                                                                                      |         |                   |                                              |
| 2                                                                                                                                                                                                                                                                                                                                             | 1406 Operations                                           |                                                                                                                      |         |                   |                                              |
| 3                                                                                                                                                                                                                                                                                                                                             | 1408 Management Improvements                              | \$50,000.00                                                                                                          |         |                   |                                              |
| 4                                                                                                                                                                                                                                                                                                                                             | 1410 Administration                                       | \$51,906.00                                                                                                          |         |                   |                                              |
| 5                                                                                                                                                                                                                                                                                                                                             | 1411 Audit                                                |                                                                                                                      |         |                   |                                              |
| 6                                                                                                                                                                                                                                                                                                                                             | 1415 Liquidated Damages                                   |                                                                                                                      |         |                   |                                              |
| 7                                                                                                                                                                                                                                                                                                                                             | 1430 Fees and Costs                                       | \$10,000.00                                                                                                          |         |                   |                                              |
| 8                                                                                                                                                                                                                                                                                                                                             | 1440 Site Acquisition                                     |                                                                                                                      |         |                   |                                              |
| 9                                                                                                                                                                                                                                                                                                                                             | 1450 Site Improvement                                     | \$30,000.00                                                                                                          |         |                   |                                              |
| 10                                                                                                                                                                                                                                                                                                                                            | 1460 Dwelling Structures                                  | \$203,158.00                                                                                                         |         |                   |                                              |
| 11                                                                                                                                                                                                                                                                                                                                            | 1465.1 Dwelling Equipment—Nonexpendable                   |                                                                                                                      |         |                   |                                              |
| 12                                                                                                                                                                                                                                                                                                                                            | 1470 Nondwelling Structures                               | \$129,500.00                                                                                                         |         |                   |                                              |
| 13                                                                                                                                                                                                                                                                                                                                            | 1475 Nondwelling Equipment                                | \$44,500.00                                                                                                          |         |                   |                                              |
| 14                                                                                                                                                                                                                                                                                                                                            | 1485 Demolition                                           |                                                                                                                      |         |                   |                                              |
| 15                                                                                                                                                                                                                                                                                                                                            | 1490 Replacement Reserve                                  |                                                                                                                      |         |                   |                                              |
| 16                                                                                                                                                                                                                                                                                                                                            | 1492 Moving to Work Demonstration                         |                                                                                                                      |         |                   |                                              |
| 17                                                                                                                                                                                                                                                                                                                                            | 1495.1 Relocation Costs                                   |                                                                                                                      |         |                   |                                              |
| 18                                                                                                                                                                                                                                                                                                                                            | 1499 Development Activities                               |                                                                                                                      |         |                   |                                              |
| 19                                                                                                                                                                                                                                                                                                                                            | 1501 Collateralization or Debt Service                    |                                                                                                                      |         |                   |                                              |
| 20                                                                                                                                                                                                                                                                                                                                            | 1502 Contingency                                          |                                                                                                                      |         |                   |                                              |
| 21                                                                                                                                                                                                                                                                                                                                            | Amount of Annual Grant: (sum of lines 2 – 20)             | \$519,064.00                                                                                                         |         |                   |                                              |
| 22                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to LBP Activities               | \$0.00                                                                                                               |         |                   |                                              |
| 23                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Section 504 compliance       | \$20,000.00                                                                                                          |         |                   |                                              |
| 24                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Security – Soft Costs        | \$50,000.00                                                                                                          |         |                   |                                              |
| 25                                                                                                                                                                                                                                                                                                                                            | Amount of Line 21 Related to Security – Hard Costs        | \$18,500.00                                                                                                          |         |                   |                                              |
| 26                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Energy Conservation Measures | \$22,500.00                                                                                                          |         |                   |                                              |

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

| Annual Statement/Performance and Evaluation Report                                    |                                                 |                  |                                                                                                               |                         |         |                           |                   |                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------|-------------------------|---------|---------------------------|-------------------|-------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) |                                                 |                  |                                                                                                               |                         |         |                           |                   |                   |
| Part II: Supporting Pages                                                             |                                                 |                  |                                                                                                               |                         |         |                           |                   |                   |
| PHA Name: Hall County Housing Authority                                               |                                                 |                  | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350104<br>Replacement Housing Factor Grant No: |                         |         | Federal FY of Grant: 2004 |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities                                      | General Description of Major Work<br>Categories | Dev. Acct<br>No. | Quantity                                                                                                      | Total Estimated<br>Cost |         | Total Actual Cost         |                   | Status of<br>Work |
|                                                                                       |                                                 |                  |                                                                                                               | Original                | Revised | Funds<br>Obligated        | Funds<br>Expended |                   |
| HA Wide                                                                               | Administration                                  | 1410             |                                                                                                               | 51,906                  |         |                           |                   |                   |
|                                                                                       | Fees & Costs                                    | 1430             |                                                                                                               | 10,000                  |         |                           |                   |                   |
|                                                                                       | G.I.P.D. Officer                                | 1408             |                                                                                                               | 50,000                  |         |                           |                   |                   |
|                                                                                       | Lighting                                        | 1470             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Concrete                                        | 1450             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Handicap door opener                            | 1470             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Occupied Carpet Replacement                     | 1460             |                                                                                                               | 10,000                  |         |                           |                   |                   |
| 001                                                                                   | Carpet & Tile                                   | 1460             |                                                                                                               | 3,000                   |         |                           |                   |                   |
|                                                                                       | Plumbing / Toilets                              | 1460             |                                                                                                               | 3,000                   |         |                           |                   |                   |
|                                                                                       | Water Heaters                                   | 1460             |                                                                                                               | 2,000                   |         |                           |                   |                   |
|                                                                                       | Attic Insulation                                | 1460             |                                                                                                               | 7,500                   |         |                           |                   |                   |
|                                                                                       | Cabinet Replacement                             | 1460             |                                                                                                               | 10,000                  |         |                           |                   |                   |
| 002                                                                                   | Retaining Wall (Trash)                          | 1470             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Carpet & Tile                                   | 1460             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Plumbing                                        | 1460             |                                                                                                               | 35,000                  |         |                           |                   |                   |
|                                                                                       | Elevator                                        | 1460             |                                                                                                               | 2,500                   |         |                           |                   |                   |
|                                                                                       | Boiler                                          | 1460             |                                                                                                               | 2,500                   |         |                           |                   |                   |
|                                                                                       | Community Room Upgrade                          | 1470             |                                                                                                               | 10,000                  |         |                           |                   |                   |
|                                                                                       | Door Replacement                                | 1470             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Digital Video Recorder                          | 1470             |                                                                                                               | 5,000                   |         |                           |                   |                   |
|                                                                                       | Handicap Door opener                            | 1470             |                                                                                                               | 2,500                   |         |                           |                   |                   |



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

| Annual Statement/Performance and Evaluation Report                                    |                                                 |                                                                                                               |          |                         |                           |                    |                   |                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) |                                                 |                                                                                                               |          |                         |                           |                    |                   |                   |
| Part II: Supporting Pages                                                             |                                                 |                                                                                                               |          |                         |                           |                    |                   |                   |
| PHA Name: Hall County Housing Authority                                               |                                                 | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350104<br>Replacement Housing Factor Grant No: |          |                         | Federal FY of Grant: 2004 |                    |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities                                      | General Description of Major Work<br>Categories | Dev. Acct<br>No.                                                                                              | Quantity | Total Estimated<br>Cost |                           | Total Actual Cost  |                   | Status of<br>Work |
|                                                                                       |                                                 |                                                                                                               |          | Original                | Revised                   | Funds<br>Obligated | Funds<br>Expended |                   |
| 003                                                                                   | Carpet & Tile                                   | 1460                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Plumbing                                        | 1460                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Elevator                                        | 1460                                                                                                          |          | 2,500                   |                           |                    |                   |                   |
|                                                                                       | Boiler                                          | 1460                                                                                                          |          | 2,500                   |                           |                    |                   |                   |
|                                                                                       | Tile                                            | 1470                                                                                                          |          | 10,000                  |                           |                    |                   |                   |
|                                                                                       | Digital Video Recorder                          | 1470                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Retaining Wall (Trash)                          | 1470                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Pressure Pump                                   | 1470                                                                                                          |          | 30,000                  |                           |                    |                   |                   |
| 005                                                                                   | Roof Repair                                     | 1460                                                                                                          |          | 20,000                  |                           |                    |                   |                   |
|                                                                                       | Security Equipment                              | 1475                                                                                                          |          | 2,500                   |                           |                    |                   |                   |
|                                                                                       | Laundry Room Flooring                           | 1470                                                                                                          |          | 10,000                  |                           |                    |                   |                   |
|                                                                                       | Retaining Wall (Trash)                          | 1470                                                                                                          |          | 7,500                   |                           |                    |                   |                   |
|                                                                                       | Painting                                        | 1470                                                                                                          |          | 2,000                   |                           |                    |                   |                   |
|                                                                                       | Plumbing                                        | 1460                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Carpet / Tile                                   | 1460                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Handicap Door Opener                            | 1470                                                                                                          |          | 12,500                  |                           |                    |                   |                   |
|                                                                                       | Furnace / Air (Common Areas)                    | 1475                                                                                                          |          | 35,000                  |                           |                    |                   |                   |
|                                                                                       | Water Heater                                    | 1475                                                                                                          |          | 7,000                   |                           |                    |                   |                   |
|                                                                                       | Water Heaters                                   | 1460                                                                                                          |          | 3,000                   |                           |                    |                   |                   |
|                                                                                       | Drainage Problem                                | 1450                                                                                                          |          | 15,000                  |                           |                    |                   |                   |
|                                                                                       | Paint / Carpet Common Hallway                   | 1470                                                                                                          |          | 10,000                  |                           |                    |                   |                   |
|                                                                                       | Bathroom Remodel                                | 1460                                                                                                          |          | 5,000                   |                           |                    |                   |                   |
|                                                                                       | Door Replacement                                | 1460                                                                                                          |          | 2,500                   |                           |                    |                   |                   |
| 006                                                                                   | Landscaping                                     | 1450                                                                                                          |          | 10,000                  |                           |                    |                   |                   |

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

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |                                                 |                                                                                                                      |          |                         |                           |                    |                   |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| PHA Name: Hall County Housing Authority                                                                                                                                                       |                                                 | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350104<br>Replacement Housing Factor Grant No: |          |                         | Federal FY of Grant: 2004 |                    |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities                                                                                                                                              | General Description of Major Work<br>Categories | Dev. Acct<br>No.                                                                                                     | Quantity | Total Estimated<br>Cost |                           | Total Actual Cost  |                   | Status of<br>Work |
|                                                                                                                                                                                               |                                                 |                                                                                                                      |          | Original                | Revised                   | Funds<br>Obligated | Funds<br>Expended |                   |
|                                                                                                                                                                                               | Plumbing                                        | 1460                                                                                                                 |          | 5,000                   |                           |                    |                   |                   |
|                                                                                                                                                                                               | Carpet / Tile                                   | 1460                                                                                                                 |          | 2,500                   |                           |                    |                   |                   |
|                                                                                                                                                                                               | Roof Repair                                     | 1460                                                                                                                 |          | 10,000                  |                           |                    |                   |                   |
|                                                                                                                                                                                               | Attic Insulation                                | 1460                                                                                                                 | 12-15    | 15,000                  |                           |                    |                   |                   |
|                                                                                                                                                                                               | Interior Modernization                          | 1460                                                                                                                 |          | 10,000                  |                           |                    |                   |                   |
|                                                                                                                                                                                               | Exterior Modernization                          | 1460                                                                                                                 |          | 13,658                  |                           |                    |                   |                   |
| 007                                                                                                                                                                                           | Carpet / Tile                                   | 1460                                                                                                                 |          | 5,000                   |                           |                    |                   |                   |
|                                                                                                                                                                                               | Interior Modernization                          | 1460                                                                                                                 |          | 5,000                   |                           |                    |                   |                   |
|                                                                                                                                                                                               | Peep Holes                                      | 1460                                                                                                                 |          | 1,000                   |                           |                    |                   |                   |

**13. Capital Fund Program Five-Year Action Plan**

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part III: Implementation Schedule</b> |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------|---------------------------------------------|---------|---------------------------|----------------------------------|
| PHA Name: Hall County Housing Authority                                                                                                                                                               |                                             |         | <b>Grant Type and Number</b><br>Capital Fund Program No: NE26P00350104<br>Replacement Housing Factor No: |                                             |         | Federal FY of Grant: 2004 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities                                                                                                                                                      | All Fund Obligated<br>(Quarter Ending Date) |         |                                                                                                          | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                                                                                                                                                                       | Original                                    | Revised | Actual                                                                                                   | Original                                    | Revised | Actual                    |                                  |
| HA Wide                                                                                                                                                                                               | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 001                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 002                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 003                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 005                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 006                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
| 007                                                                                                                                                                                                   | 6/30/06                                     |         |                                                                                                          | 6/30/08                                     |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |
|                                                                                                                                                                                                       |                                             |         |                                                                                                          |                                             |         |                           |                                  |

### **13. Capital Fund Program Five-Year Action Plan**

| <b>Capital Fund Program Five-Year Action Plan</b> |                  |                                                              |                                                              |                                                              |                                                              |
|---------------------------------------------------|------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|
| <b>Part I: Summary</b>                            |                  |                                                              |                                                              |                                                              |                                                              |
| PHA Name Hall County Housing Authority            |                  |                                                              |                                                              | <b>XOriginal 5-Year Plan</b>                                 |                                                              |
|                                                   |                  |                                                              |                                                              | <input type="checkbox"/> <b>Revision No:</b>                 |                                                              |
| Development Number/Name/HA-Wide                   | Year 1           | Work Statement for Year 2<br>FFY Grant: 2005<br>PHA FY: 2005 | Work Statement for Year 3<br>FFY Grant: 2006<br>PHA FY: 2006 | Work Statement for Year 4<br>FFY Grant: 2007<br>PHA FY: 2007 | Work Statement for Year 5<br>FFY Grant: 2008<br>PHA FY: 2008 |
| NE26P003                                          | Annual Statement |                                                              |                                                              |                                                              |                                                              |
| 001 – Pletcher Terrace                            |                  | \$40,500                                                     | \$117,500                                                    | \$135,000                                                    | \$135,000                                                    |
| 002 – Golden Towers                               |                  | \$60,000                                                     | \$52,500                                                     | \$50,250                                                     | \$120,000                                                    |
| 003 – Centennial Towers                           |                  | \$102,500                                                    | \$102,500                                                    | \$87,750                                                     | \$70,000                                                     |
| 005 – Family / Elderly                            |                  | \$105,000                                                    | \$5,000                                                      | \$7,000                                                      | \$7,500                                                      |
| 006 – Scattered Sites                             |                  | \$60,000                                                     | \$60,000                                                     | \$60,000                                                     | \$22,500                                                     |
| 007 – 5h Replacement                              |                  | \$4,500                                                      | \$37,500                                                     | \$10,000                                                     | \$0                                                          |
| HA Wide                                           |                  | \$127,500                                                    | \$125,000                                                    | \$150,000                                                    | \$145,000                                                    |
|                                                   |                  |                                                              |                                                              |                                                              |                                                              |
|                                                   |                  |                                                              |                                                              |                                                              |                                                              |
| CFP Funds Listed for 5-year planning              |                  | \$500,000                                                    | \$500,000                                                    | \$500,000                                                    | \$500,000                                                    |
|                                                   |                  |                                                              |                                                              |                                                              |                                                              |
| Replacement Housing Factor Funds                  |                  |                                                              |                                                              |                                                              |                                                              |

### 13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan |                                                         |                       |                |                                                        |                       |                |
|--------------------------------------------|---------------------------------------------------------|-----------------------|----------------|--------------------------------------------------------|-----------------------|----------------|
| Part II: Supporting Pages—Work Activities  |                                                         |                       |                |                                                        |                       |                |
| Activities for Year 1                      | Activities for Year : <u>2</u><br>FFY Grant:<br>PHA FY: |                       |                | Activities for Year: <u>3</u><br>FFY Grant:<br>PHA FY: |                       |                |
|                                            | Development Name/Number                                 | Major Work Categories | Estimated Cost | Development Name/Number                                | Major Work Categories | Estimated Cost |
| <b>See</b>                                 | HA Wide                                                 | Administration        | 50,000         | HA Wide                                                | Administration        | 50,000         |
| <b>Annual</b>                              | “                                                       | Fees & Costs          | 10,000         | “                                                      | Fees & Costs          | 10,000         |
| <b>Statement</b>                           | “                                                       | G.I.P.D.              | 52,500         | “                                                      | G.I.P.D.              | 55,000         |
|                                            | “                                                       | Carpet / Tile         | 15,000         | “                                                      | Parking Lot Maint.    | 10,000         |
|                                            | 001                                                     | Plumbing              | 22,500         | 001                                                    | Cabinets              | 50,000         |
|                                            | “                                                       | Ext. Plumbing         | 5,000          | “                                                      | Interior Renovation   | 40,000         |
|                                            | “                                                       | Cabinets              | 13,000         | “                                                      | Plumbing              | 22,500         |
|                                            | 002                                                     | Shower Tile / Valves  | 20,000         | “                                                      | Canopy                | 5,000          |
|                                            | 002 / 003                                               | Clean Garbage Chutes  | 7,500          | 002                                                    | Shower Tile / Valves  | 20,000         |
|                                            | “                                                       | Chute Doors           | 17,500         | “                                                      | Elevator              | 5,000          |
|                                            | “                                                       | Chiller Payment       | 50,000         | 002 / 003                                              | Chiller Payment       | 55,000         |
|                                            | 003                                                     | Baseboard Reg. Repl.  | 30,000.00      | 003                                                    | Tile                  | 10,000         |
|                                            | “                                                       | Tile                  | 10,000         | “                                                      | Shower Valves         | 27,500         |
|                                            | “                                                       | Shower Valves         | 27,500         | “                                                      | Elevator              | 37,500         |
|                                            | 005                                                     | Roofing (WT)          | 75,000         | 005                                                    | Ext. Brick            | 5,000          |
|                                            | “                                                       | Paint Hallways        | 7,500          | 006                                                    | Interior / Ext. Mod.  | 30,000         |
|                                            | “                                                       | Flooring (RT)         | 10,000         | “                                                      | Cabinets              | 30,000         |
|                                            | “                                                       | Lights                | 10,000         | 007                                                    | Roofing               | 37,500         |
|                                            | 006                                                     | Int. / Ext. Mod.      | 30,000         |                                                        |                       |                |
|                                            | “                                                       | Cabinets              | 30,000         |                                                        |                       |                |
|                                            | 007 / 001                                               | Heat Exchanger Repl.  | 2,000          |                                                        |                       |                |
|                                            | 007 / 005                                               | Benches / Picnic Tab. | 5,000          |                                                        |                       |                |
|                                            |                                                         |                       |                |                                                        |                       |                |
|                                            | <b>Total CFP Estimated Cost</b>                         |                       | \$500,000      |                                                        |                       | \$500,000      |

### 13. Capital Fund Program Five-Year Action Plan

| <b>Capital Fund Program Five-Year Action Plan</b>           |                            |                |                                                            |                            |                |
|-------------------------------------------------------------|----------------------------|----------------|------------------------------------------------------------|----------------------------|----------------|
| <b>Part II: Supporting Pages—Work Activities</b>            |                            |                |                                                            |                            |                |
| Activities for Year : <u>  4  </u><br>FFY Grant:<br>PHA FY: |                            |                | Activities for Year: <u>  5  </u><br>FFY Grant:<br>PHA FY: |                            |                |
| Development Name/Number                                     | Major Work Categories      | Estimated Cost | Development Name/Number                                    | Major Work Categories      | Estimated Cost |
| HA Wide                                                     | Administration             | \$50,000       | HA Wide                                                    | Administration             | 50,000         |
| “                                                           | Fees & Costs               | \$10,000       | “                                                          | Fees & Costs               | 10,000         |
| “                                                           | G.I.P.D.                   | 55,000         | “                                                          | G.I.P.D.                   | 55,000         |
| “                                                           | Landscaping                | 5,000          | “                                                          | Tile / Carpet              | 10,000         |
| “                                                           | Tile / Carpet              | 10,000         | “                                                          | Parking Lot Maint.         | 20,000         |
| “                                                           | Sewer Improvements         | 10,000         | 001                                                        | Air Conditioners           | 87,500         |
| “                                                           | Concrete                   | 10,000         | “                                                          | Interior Ren. / Ext. Doors | 47,500         |
| 001                                                         | Cabinets / Int. Ren.       | 90,000         | 002                                                        | Shower Tile / Valves       | 20,000         |
| “                                                           | Exterior Doors             | 22,500         | “                                                          | Roof Repair                | 5,000          |
| “                                                           | Plumbing                   | 22,500         | “                                                          | Plumbing                   | 5,000          |
| 002                                                         | Shower Tile / Valves       | 20,000         | “                                                          | Interior Windows           | 35,000         |
| “                                                           | Boiler                     | 5,000          | “                                                          | Cabinets                   | 25,000         |
| 002 / 003                                                   | Chiller Payment            | 50,500         | 002 / 003                                                  | Stove / Refrigerator       | 5,000          |
| 003                                                         | Elevator                   | 37,500         | “                                                          | Chiller Payment            | 55,000         |
| “                                                           | Tile                       | 10,000         | 003                                                        | Tile                       | 10,000         |
| “                                                           | Plumbing                   | 5,000          | “                                                          | Plumbing                   | 5,000          |
| “                                                           | Shower Valves              | 5,000          | “                                                          | Roof Repair                | 5,000          |
| “                                                           | Boiler                     | 5,000          | “                                                          | Register Replacement       | 20,000         |
| 005                                                         | Plumbing                   | 5,000          | 005                                                        | Plumbing                   | 5,000          |
| “                                                           | Stove / Refrigerator       | 2,000          | “                                                          | Community Room Rem.        | 2,500          |
| 006                                                         | Interior / Ext. Mod / Cab. | 60,000         | 006                                                        | Plumbing                   | 2,500          |
| 007                                                         | Shower Refurbish           | 10,000         | “                                                          | Interior / Exterior Maint. | 20,000         |
| Total CFP Estimated Cost                                    |                            | \$500,000      |                                                            |                            | \$500,000      |

**ATTACHMENT A**  
**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                     |                                         |                                                                                                                      |         |                   |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------|-------------------|-------------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                  |                                         |                                                                                                                      |         |                   |                                     |
| <b>PHA Name:</b><br>HALL COUNTY HOUSING AUTHORITY                                                                                                                                                                                                                                                                             |                                         | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350100<br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br>2000 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report |                                         |                                                                                                                      |         |                   |                                     |
| Line No.                                                                                                                                                                                                                                                                                                                      | Summary by Development Account          | Total Estimated Cost                                                                                                 |         | Total Actual Cost |                                     |
|                                                                                                                                                                                                                                                                                                                               |                                         | Original                                                                                                             | Revised | Obligated         | Expended                            |
| 1                                                                                                                                                                                                                                                                                                                             | Total non-CFP Funds                     |                                                                                                                      |         |                   |                                     |
| 2                                                                                                                                                                                                                                                                                                                             | 1406 Operations                         |                                                                                                                      |         |                   |                                     |
| 3                                                                                                                                                                                                                                                                                                                             | 1408 Management Improvements            | 40,000                                                                                                               | 40,000  | 20,630.24         | 20,630.24                           |
| 4                                                                                                                                                                                                                                                                                                                             | 1410 Administration                     | 61,246                                                                                                               | 61,246  | 61,246            | 61,246                              |
| 5                                                                                                                                                                                                                                                                                                                             | 1411 Audit                              | 3,000                                                                                                                | 3,000   | 3,000             | 3,000                               |
| 6                                                                                                                                                                                                                                                                                                                             | 1415 Liquidated Damages                 |                                                                                                                      |         |                   |                                     |
| 7                                                                                                                                                                                                                                                                                                                             | 1430 Fees and Costs                     | 59,909                                                                                                               | 30,000  | 41,465.25         | 41,465.25                           |
| 8                                                                                                                                                                                                                                                                                                                             | 1440 Site Acquisition                   |                                                                                                                      |         |                   |                                     |
| 9                                                                                                                                                                                                                                                                                                                             | 1450 Site Improvement                   | 97,500                                                                                                               | 152,000 | 147,918.27        | 147,918.27                          |
| 10                                                                                                                                                                                                                                                                                                                            | 1460 Dwelling Structures                | 300,801                                                                                                              | 276,137 | 288,123.24        | 288,123.24                          |
| 11                                                                                                                                                                                                                                                                                                                            | 1465.1 Dwelling Equipment—Nonexpendable |                                                                                                                      |         |                   |                                     |
| 12                                                                                                                                                                                                                                                                                                                            | 1470 Nondwelling Structures             | 50,000                                                                                                               | 50,073  | 50,073            | 50,073                              |
| 13                                                                                                                                                                                                                                                                                                                            | 1475 Nondwelling Equipment              |                                                                                                                      |         |                   |                                     |
| 14                                                                                                                                                                                                                                                                                                                            | 1485 Demolition                         |                                                                                                                      |         |                   |                                     |
| 15                                                                                                                                                                                                                                                                                                                            | 1490 Replacement Reserve                |                                                                                                                      |         |                   |                                     |
| 16                                                                                                                                                                                                                                                                                                                            | 1492 Moving to Work Demonstration       |                                                                                                                      |         |                   |                                     |
| 17                                                                                                                                                                                                                                                                                                                            | 1495.1 Relocation Costs                 |                                                                                                                      |         |                   |                                     |
| 18                                                                                                                                                                                                                                                                                                                            | 1499 Development Activities             |                                                                                                                      |         |                   |                                     |

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

|                                                   |                                                                                                                      |                                     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>PHA Name:</b><br>HALL COUNTY HOUSING AUTHORITY | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350100<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2000 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|----------|
|          |                                                           | Original             | Revised | Obligated         | Expended |
| 19       | 1501 Collateralization or Debt Service                    |                      |         |                   |          |
| 20       | 1502 Contingency                                          |                      |         |                   |          |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 612,456              | 612,456 | 612,456           | 612,456  |
| 22       | Amount of line 21 Related to LBP Activities               | 5,000                | 0       | 0                 | 0        |
| 23       | Amount of line 21 Related to Section 504 compliance       | 3,000                | 0       | 0                 | 0        |
| 24       | Amount of line 21 Related to Security – Soft Costs        |                      |         |                   |          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        |                      |         |                   |          |
| 26       | Amount of line 21 Related to Energy Conservation Measures | 6,000                | 26,656  | 9,593.00          | 9,593.00 |



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

| PHA Name: Hall County Housing Authority       |                                              | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350100<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant:<br>2000 |                |                |
|-----------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |         | Total Actual Cost            |                | Status of Work |
|                                               |                                              |                                                                                                               |          | Original             | Revised | Funds Obligated              | Funds Expended |                |
| HA/WIDE                                       | Management Improvements                      | 1408                                                                                                          |          | 40,000               | 40,000  | 20,630.24                    | 20,630.24      | Completed      |
|                                               | Administration                               | 1410                                                                                                          |          | 61,246               | 61,246  | 61,246                       | 61,246         | Completed      |
|                                               | Audit                                        | 1411                                                                                                          |          | 3,000                | 3,000   | 3,000                        | 3,000          | Completed      |
|                                               | Fees                                         | 1430                                                                                                          |          | 59,909               | 30,000  | 41,465.25                    | 41,465.25      | Completed      |
|                                               | Concrete                                     | 1450                                                                                                          |          | 87,500               | 152,000 | 147,918.27                   | 147,918.27     | Completed      |
| 001                                           | Carpet                                       | 1460                                                                                                          |          | 4,000                | 0       |                              |                |                |
|                                               | Remodel Apartments                           | 1460                                                                                                          |          | 17,500               | 0       | 341.39                       | 341.39         | Completed      |
|                                               | Remodel non-dwelling structure*              | 1470                                                                                                          |          | 50,000               | 50,073  | 50,073                       | 50,073         | Completed      |
|                                               | Exterior Plumbing                            | 1460                                                                                                          |          | 10,000               | 0       | 11,267.22                    | 11,267.22      | Emergency      |
|                                               | Gutter Replacement                           | 1460                                                                                                          |          | 0                    | 24,500  | 49,664                       | 49,664         | Completed      |
|                                               | Screen Door Replacement                      | 1460                                                                                                          |          |                      | 30,000  | 27,031.59                    | 27,031.59      | Completed      |
| 002                                           | Remodel Apartments                           | 1460                                                                                                          | 16       | 45,000               | 500     | 963.46                       | 963.46         | Completed      |
|                                               | Exterior Screen Doors                        | 1460                                                                                                          |          | 10,000               | 24,000  | 17,640.94                    | 17,640.94      | Completed      |
|                                               | Elevators                                    | 1460                                                                                                          |          | 10,000               | 16,583  | 16,583                       | 16,583         | Completed      |
|                                               | Roof                                         | 1460                                                                                                          |          | 10,000               | 10,000  | 10,333                       | 10,333         | Completed      |
|                                               | Remodel Lobbies                              | 1460                                                                                                          |          | 10,000               | 10,000  | 0                            | 0              |                |
|                                               | Trash Compactor                              | 1460                                                                                                          |          | 0                    | 20,000  | 15,904.48                    | 15,904.48      | Completed      |

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

| PHA Name: Hall County Housing Authority       |                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350100<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant:<br>2000 |                |                |
|-----------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories              | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |         | Total Actual Cost            |                | Status of Work |
|                                               |                                                           |                                                                                                               |          | Original             | Revised | Funds Obligated              | Funds Expended |                |
| 003                                           | Remodel Apartments                                        | 1460                                                                                                          |          | 50,301               | 10,000  | 10,124.52                    | 10,124.52      | Completed      |
|                                               | Boiler Repair                                             | 1460                                                                                                          |          | 10,000               | 25,000  | 24,978.49                    | 24,978.49      | Completed      |
|                                               | Elevator                                                  | 1460                                                                                                          |          | 10,000               | 32,684  | 32,684                       | 32,684         | Completed      |
|                                               | Replace Fire Sprinkler/Alarm                              | 1460                                                                                                          |          | 0                    | 5,735   | 5,735                        | 5,735          | Completed      |
|                                               | Roof                                                      | 1460                                                                                                          |          | 13,000               | 5,000   | 5,568                        | 5,568          | Completed      |
|                                               | Remodel Lobbies                                           | 1460                                                                                                          |          | 10,000               | 5,479   | 5,479                        | 5,479          | Completed      |
|                                               | Trash Compactor                                           | 1460                                                                                                          |          | 0                    | 20,000  | 15,377.22                    | 15,377.22      | Completed      |
|                                               | Glass Repair (Emergency)                                  | 1460                                                                                                          |          |                      |         | 3112                         | 3112           |                |
| 005                                           | Furnaces                                                  | 1460                                                                                                          |          | 23,000               | 15,027  | 6,420                        | 6,420          | Completed      |
|                                               | Remodel Apartments                                        | 1460                                                                                                          |          | 17,000               | 5,000   | 9781.90                      | 9781.90        | Completed      |
|                                               | Remodel Laundry Rooms*                                    | 1460                                                                                                          |          | 10,000               | 1,000   | 788                          | 788            | Completed      |
| 006                                           | Exterior                                                  | 1460                                                                                                          |          | 23,000               | 500     | 5,415.41                     | 5,415.41       | Completed      |
|                                               | Furnaces                                                  | 1460                                                                                                          |          | 18,000               | 11,629  | 9,802                        | 9,802          | Completed      |
|                                               | Remodel Apartments                                        | 1460                                                                                                          |          | 0                    | 3,000   | 2668.31                      | 2668.31        | Completed      |
| 007                                           | Landscaping                                               | 1450                                                                                                          |          | 5,000                | 0       |                              |                |                |
|                                               | Playground                                                | 1450                                                                                                          |          | 5,000                | 0       |                              |                |                |
|                                               | Remodel Apartments                                        | 1460                                                                                                          |          | 0                    | 500     | 460.31                       | 460.31         | Completed      |
|                                               | *Both work items were in revision Annual Statement (2000) |                                                                                                               |          |                      |         |                              |                |                |

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

|                                         |                                                                                                          |                                     |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------|
| PHA Name: Hall County Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program No: NE26P00350100<br>Replacement Housing Factor No: | <b>Federal FY of Grant:</b><br>2000 |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |         | All Funds Expended<br>(Quarter Ending Date) |         |         | Reasons for Revised Target Dates |
|--------------------------------------------------|---------------------------------------------|---------|---------|---------------------------------------------|---------|---------|----------------------------------|
|                                                  | Original                                    | Revised | Actual  | Original                                    | Revised | Actual  |                                  |
| 001                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| 002                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| 003                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| 005                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| 006                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| 007                                              | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
| HA WIDE                                          | 9/30/02                                     | 6/30/03 | 6/30/03 | 9/30/04                                     |         | 3/18/04 | Executive Director change        |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |
|                                                  |                                             |         |         |                                             |         |         |                                  |

**ATTACHMENT B**  
**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                                                      |            |                   |                                     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------|-------------------|-------------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                                                                 |                                         |                                                                                                                      |            |                   |                                     |  |
| <b>PHA Name:</b><br>HALL COUNTY HOUSING AUTHORITY                                                                                                                                                                                                                                                                                                                            |                                         | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350101<br>Replacement Housing Factor Grant No: |            |                   | <b>Federal FY of Grant:</b><br>2001 |  |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report |                                         |                                                                                                                      |            |                   |                                     |  |
| Line No.                                                                                                                                                                                                                                                                                                                                                                     | Summary by Development Account          | Total Estimated Cost                                                                                                 |            | Total Actual Cost |                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                              |                                         | Original                                                                                                             | Revised    | Obligated         | Expended                            |  |
| 1                                                                                                                                                                                                                                                                                                                                                                            | Total non-CFP Funds                     |                                                                                                                      |            |                   |                                     |  |
| 2                                                                                                                                                                                                                                                                                                                                                                            | 1406 Operations                         |                                                                                                                      |            |                   |                                     |  |
| 3                                                                                                                                                                                                                                                                                                                                                                            | 1408 Management Improvements            | 40,000                                                                                                               | 20,000     | 20,000            | 0                                   |  |
| 4                                                                                                                                                                                                                                                                                                                                                                            | 1410 Administration                     | 58,083                                                                                                               | 58,083     | 58,083            | 7,771.69                            |  |
| 5                                                                                                                                                                                                                                                                                                                                                                            | 1411 Audit                              | 3,000                                                                                                                | 3,000      | 3,000             | 0                                   |  |
| 6                                                                                                                                                                                                                                                                                                                                                                            | 1415 Liquidated Damages                 |                                                                                                                      |            |                   |                                     |  |
| 7                                                                                                                                                                                                                                                                                                                                                                            | 1430 Fees and Costs                     | 25,000                                                                                                               | 17,317.20  | 17,317.20         | 17,317.20                           |  |
| 8                                                                                                                                                                                                                                                                                                                                                                            | 1440 Site Acquisition                   |                                                                                                                      |            |                   |                                     |  |
| 9                                                                                                                                                                                                                                                                                                                                                                            | 1450 Site Improvement                   | 70,000                                                                                                               | 11,132     | 11,132            | 11,312                              |  |
| 10                                                                                                                                                                                                                                                                                                                                                                           | 1460 Dwelling Structures                | 384,746                                                                                                              | 441,767.80 | 441,767.80        | 356,071.88                          |  |
| 11                                                                                                                                                                                                                                                                                                                                                                           | 1465.1 Dwelling Equipment—Nonexpendable |                                                                                                                      |            |                   |                                     |  |
| 12                                                                                                                                                                                                                                                                                                                                                                           | 1470 Nondwelling Structures             | 0                                                                                                                    | 29,529     | 29,529            | 29,529                              |  |
| 13                                                                                                                                                                                                                                                                                                                                                                           | 1475 Nondwelling Equipment              |                                                                                                                      |            |                   |                                     |  |
| 14                                                                                                                                                                                                                                                                                                                                                                           | 1485 Demolition                         |                                                                                                                      |            |                   |                                     |  |
| 15                                                                                                                                                                                                                                                                                                                                                                           | 1490 Replacement Reserve                |                                                                                                                      |            |                   |                                     |  |
| 16                                                                                                                                                                                                                                                                                                                                                                           | 1492 Moving to Work Demonstration       |                                                                                                                      |            |                   |                                     |  |
| 17                                                                                                                                                                                                                                                                                                                                                                           | 1495.1 Relocation Costs                 |                                                                                                                      |            |                   |                                     |  |
| 18                                                                                                                                                                                                                                                                                                                                                                           | 1499 Development Activities             |                                                                                                                      |            |                   |                                     |  |

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

|                                                   |                                                                                                                      |                                     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>PHA Name:</b><br>HALL COUNTY HOUSING AUTHORITY | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350101<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2001 |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|

XOriginal Annual Statement  Reserve for Disasters/ Emergencies XRevised Annual Statement (revision no: 1)  
 XPerformance and Evaluation Report for Period Ending:12/31/03  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |            |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|------------|
|          |                                                           | Original             | Revised | Obligated         | Expended   |
| 19       | 1501 Collateralization or Debt Service                    |                      |         |                   |            |
| 20       | 1502 Contingency                                          |                      |         |                   |            |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 580,829              | 580,829 | 580,829           | 421,821.77 |
| 22       | Amount of line 21 Related to LBP Activities               |                      |         |                   | 0          |
| 23       | Amount of line 21 Related to Section 504 compliance       | 5,000                | 44,700  | 44,700            | 0          |
| 24       | Amount of line 21 Related to Security – Soft Costs        | 0                    | 20,000  | 20,000            | 0          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        |                      |         |                   |            |
| 26       | Amount of line 21 Related to Energy Conservation Measures | 68,761               | 68,761  | 68,761            | 62,640.08  |

1408 – Management Improvements - \$20,000  
 \$20,000 – Law Enforcement Contract  
 Energy Conservation = furnace improvements

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

| PHA Name: Hall County Housing Authority       |                                              | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350101<br>Replacement Housing Factor Grant No: |          |                      |         | <b>Federal FY of Grant:</b><br>2001 |                |                |
|-----------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|-------------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                        | Quantity | Total Estimated Cost |         | Total Actual Cost                   |                | Status of Work |
|                                               |                                              |                                                                                                                      |          | Original             | Revised | Funds Obligated                     | Funds Expended |                |
| 001                                           | Apartment Conversion                         | 1460                                                                                                                 |          | 0                    | 44,700  | 44,700                              | 0              | In Progress    |
|                                               | Replace windows (CR)                         | 1460                                                                                                                 |          | 10,000               | 0       |                                     |                |                |
|                                               | Tile Showers                                 | 1460                                                                                                                 |          | 10,000               | 0       |                                     |                |                |
|                                               | Remodel Laundry Rooms                        | 1460                                                                                                                 |          | 2,000                | 0       |                                     |                |                |
|                                               |                                              |                                                                                                                      |          |                      |         |                                     |                |                |
|                                               |                                              |                                                                                                                      |          |                      |         |                                     |                |                |
| 002                                           | Replace Hall Doors / Panic Bars              | 1470                                                                                                                 |          | 0                    | 29,529  | 29,529                              | 29,529         | Completed      |
|                                               | Remodel Balconies                            | 1460                                                                                                                 |          | 20,000               | 0       |                                     |                |                |
|                                               | Remodel Laundry Rooms                        | 1460                                                                                                                 |          | 2,000                | 0       |                                     |                |                |
|                                               | Boiler                                       | 1460                                                                                                                 |          | 10,000               | 0       |                                     |                |                |
|                                               | Elevator                                     | 1460                                                                                                                 |          | 50,000               | 81,973  | 81,973                              | 81,973         | Completed      |
|                                               | Paint Stairwells                             | 1460                                                                                                                 |          | 15,000               | 0       |                                     |                |                |
|                                               | Fire Alarm Upgrade                           | 1460                                                                                                                 |          | 0                    | 103,000 | 103,000                             | 103,000        | Completed      |
|                                               |                                              |                                                                                                                      |          |                      |         |                                     |                |                |
| 003                                           | Remodel Entry                                | 1460                                                                                                                 |          | 30,000               | 0       |                                     |                |                |
|                                               | Elevator                                     | 1460                                                                                                                 |          | 20,000               | 0       |                                     |                |                |
|                                               | Remodel Laundry Room                         | 1460                                                                                                                 |          | 3,000                | 0       |                                     |                |                |
|                                               | Boiler                                       | 1460                                                                                                                 |          | 10,000               | 0       |                                     |                |                |
|                                               | Paint Stairwells                             | 1460                                                                                                                 |          | 15,000               | 0       |                                     |                |                |
|                                               |                                              |                                                                                                                      |          |                      |         |                                     |                |                |

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

| PHA Name: Hall County Housing Authority       |                                              | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350101<br>Replacement Housing Factor Grant No: |          |                      |            | <b>Federal FY of Grant:</b><br>2001 |                |                |
|-----------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|----------------------|------------|-------------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                        | Quantity | Total Estimated Cost |            | Total Actual Cost                   |                | Status of Work |
|                                               |                                              |                                                                                                                      |          | Original             | Revised    | Funds Obligated                     | Funds Expended |                |
| 005                                           | Exterior Patio                               | 1450                                                                                                                 |          | 5,000                | 0          |                                     |                |                |
|                                               | Roof                                         | 1460                                                                                                                 |          | 25,000               | 0          |                                     |                |                |
|                                               | Replace Guttering                            | 1460                                                                                                                 |          | 0                    | 16,785.80  | 16,785.80                           | 16,785.80      | Completed      |
|                                               | Furnaces                                     | 1460                                                                                                                 |          | 25,000               | 53,146     | 53,146                              | 45,027.08      | In Progress    |
|                                               | Remodel Apartments                           | 1460                                                                                                                 |          | 15,000               | 0          |                                     |                |                |
|                                               | Siding Replacing Stucco                      | 1460                                                                                                                 |          | 0                    | 0          |                                     |                |                |
| 006                                           | Remodel exterior & interior                  | 1460                                                                                                                 |          | 37,746               | 126,548.00 | 91,673                              | 91,673         | In Progress    |
|                                               | Furnaces/AC                                  | 1460                                                                                                                 |          | 15,000               | 15,615     | 17,613                              | 17,613         | Completed      |
| 007                                           | Repair Showers                               | 1460                                                                                                                 |          | 10,000               | 0          |                                     |                |                |
| HA Wide                                       | Fees / Costs                                 | 1430                                                                                                                 |          | 25,000               | 17,317.20  | 17,317.20                           | 17,317.20      | Completed      |
|                                               | Landscaping                                  | 1450                                                                                                                 |          | 20,000               | 0          |                                     |                |                |
|                                               | Carpet and Tile                              | 1460                                                                                                                 |          | 50,000               | 0          |                                     |                |                |
|                                               | Repair gutters                               | 1460                                                                                                                 |          | 10,000               | 0          |                                     |                |                |
|                                               | Concrete                                     | 1450                                                                                                                 |          | 45,000               | 11,132     | 11,132                              | 11,132         | Completed      |
|                                               | Management Improvements                      | 1408                                                                                                                 |          | 40,000               | 20,000     | 20,000                              | 0              | In Progress    |
|                                               | Audit                                        | 1411                                                                                                                 |          | 3,000                | 3,000      | 3,000                               | 0              | Cancelled      |
|                                               | Administration                               | 1410                                                                                                                 |          | 58,083               | 58,083     | 58,083                              | 7,771.69       | In Progress    |

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

| PHA Name: Hall County Housing Authority          |                                             | <b>Grant Type and Number</b><br>Capital Fund Program No: NE26P00350101<br>Replacement Housing Factor No: |         |                                             |         | <b>Federal FY of Grant:</b><br>2001 |                                  |
|--------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------|---------|---------------------------------------------|---------|-------------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                          |         | All Funds Expended<br>(Quarter Ending Date) |         |                                     | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                                  | Actual  | Original                                    | Revised | Actual                              |                                  |
| 001                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         |                                     |                                  |
| 002                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         | 12/31/03                            |                                  |
| 003                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         | 12/31/03                            |                                  |
| 005                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         |                                     |                                  |
| 006                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         |                                     |                                  |
| 007                                              | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         | 12/31/03                            |                                  |
| HA WIDE                                          | 6/30/03                                     |                                                                                                          | 6/30/03 | 6/30/05                                     |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |
|                                                  |                                             |                                                                                                          |         |                                             |         |                                     |                                  |



**ATTACHMENT C**  
**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                                                        |                                         |                                                                                                               |         |                   |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|---------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                                                     |                                         |                                                                                                               |         |                   |                              |
| PHA Name: Hall County Housing Authority                                                                                                                                                                                                                                                                                                                          |                                         | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:<br>2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report |                                         |                                                                                                               |         |                   |                              |
| Line No.                                                                                                                                                                                                                                                                                                                                                         | Summary by Development Account          | Total Estimated Cost                                                                                          |         | Total Actual Cost |                              |
|                                                                                                                                                                                                                                                                                                                                                                  |                                         | Original                                                                                                      | Revised | Obligated         | Expended                     |
| 1                                                                                                                                                                                                                                                                                                                                                                | Total non-CFP Funds                     |                                                                                                               |         |                   |                              |
| 2                                                                                                                                                                                                                                                                                                                                                                | 1406 Operations                         |                                                                                                               |         |                   |                              |
| 3                                                                                                                                                                                                                                                                                                                                                                | 1408 Management Improvements            | 40,000                                                                                                        | 31,000  | 18,625            | 3,625                        |
| 4                                                                                                                                                                                                                                                                                                                                                                | 1410 Administration                     | 55,199                                                                                                        | 55,199  | 55,199            | 0                            |
| 5                                                                                                                                                                                                                                                                                                                                                                | 1411 Audit                              | 3,000                                                                                                         | 0       | 0                 | 0                            |
| 6                                                                                                                                                                                                                                                                                                                                                                | 1415 Liquidated Damages                 |                                                                                                               |         |                   |                              |
| 7                                                                                                                                                                                                                                                                                                                                                                | 1430 Fees and Costs                     | 25,000                                                                                                        | 35,000  | 35,000            | 6,027.80                     |
| 8                                                                                                                                                                                                                                                                                                                                                                | 1440 Site Acquisition                   |                                                                                                               |         |                   |                              |
| 9                                                                                                                                                                                                                                                                                                                                                                | 1450 Site Improvement                   | 120,000                                                                                                       | 55,525  | 2,302.40          | 2,302.40                     |
| 10                                                                                                                                                                                                                                                                                                                                                               | 1460 Dwelling Structures                | 233,789                                                                                                       | 268,193 | 145,830.38        | 115,382.09                   |
| 11                                                                                                                                                                                                                                                                                                                                                               | 1465.1 Dwelling Equipment—Nonexpendable | 75,000                                                                                                        | 31,789  | 19,717.06         | 19,717.06                    |
| 12                                                                                                                                                                                                                                                                                                                                                               | 1470 Nondwelling Structures             |                                                                                                               | 75,282  | 9,721.84          | 9,721.84                     |
| 13                                                                                                                                                                                                                                                                                                                                                               | 1475 Nondwelling Equipment              |                                                                                                               |         |                   |                              |
| 14                                                                                                                                                                                                                                                                                                                                                               | 1485 Demolition                         |                                                                                                               |         |                   |                              |
| 15                                                                                                                                                                                                                                                                                                                                                               | 1490 Replacement Reserve                |                                                                                                               |         |                   |                              |
| 16                                                                                                                                                                                                                                                                                                                                                               | 1492 Moving to Work Demonstration       |                                                                                                               |         |                   |                              |
| 17                                                                                                                                                                                                                                                                                                                                                               | 1495.1 Relocation Costs                 |                                                                                                               |         |                   |                              |
| 18                                                                                                                                                                                                                                                                                                                                                               | 1499 Development Activities             |                                                                                                               |         |                   |                              |

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

|                                                |                                                                                                                      |                                     |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>PHA Name:</b> Hall County Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2002 |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:2)  
 Performance and Evaluation Report for Period Ending:12/31/03  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |            |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|------------|
|          |                                                           | Original             | Revised | Obligated         | Expended   |
| 19       | 1501 Collateralization or Debt Service                    |                      |         |                   |            |
| 20       | 1502 Contingency                                          |                      |         |                   |            |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 551,988              | 551,988 | 286,395.68        | 156,776.19 |
| 22       | Amount of line 21 Related to LBP Activities               | 0                    | 0       | 0                 | 0          |
| 23       | Amount of line 21 Related to Section 504 compliance       | 5,000                | 0       | 0                 | 0          |
| 24       | Amount of line 21 Related to Security – Soft Costs        | 40,000               | 0       | 0                 | 0          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        | 20,000               | 15,000  | 0                 | 0          |
| 26       | Amount of line 21 Related to Energy Conservation Measures | 20,000               | 30,000  | 30,000            | 19,717.06  |

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

| PHA Name: Hall County Housing Authority       |                                                                  | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2002 |                   |                |                |
|-----------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                     | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                                                  |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
| HA Wide                                       | Roofing (Admin. / Garage)                                        | 1470                                                                                                          |          | 0                    | 15,000                    | 2,415             | 2,415          |                |
|                                               | Fees & Costs                                                     | 1430                                                                                                          |          | 25,000               | 35,000                    | 35,000            | 6,027.80       |                |
|                                               | Parking Lot Maintenance                                          | 1450                                                                                                          |          | 0                    | 20,000                    | 0                 | 0              |                |
|                                               | Audit                                                            | 1411                                                                                                          |          | 3,000                | 3,000                     | 3,000             | 0              |                |
|                                               | Management Improvements                                          | 1408                                                                                                          |          | 40,000               | 15,000                    | 15,000            | 0              |                |
|                                               | Landscaping                                                      | 1450                                                                                                          |          | 10,000               | 10,525                    | 2,920             | 1,500          |                |
|                                               | Software Upgrade                                                 | 1408                                                                                                          |          | 0                    | 15,000                    | 3,625             | 3,625          |                |
|                                               | Training                                                         | 1408                                                                                                          |          | 0                    | 1,000                     | 0                 | 0              |                |
|                                               | Parking Lot                                                      | 1450                                                                                                          |          | 0                    | 20,000                    | 0                 | 0              |                |
|                                               | Paint Occupied Apartments                                        | 1460                                                                                                          |          | 0                    | 20,718                    | 20,718            | 19,940         |                |
|                                               | Administration (E.D., Contract Administrator, Maintenance Staff) | 1410                                                                                                          |          | 58,083               | 55,199                    | 55,199            | 0              |                |
|                                               | Concrete                                                         | 1450                                                                                                          |          | 50,000               | 0                         |                   |                |                |
|                                               | Security                                                         | 1450                                                                                                          |          | 60,000               | 0                         |                   |                |                |
| 001                                           | Roofing                                                          | 1460                                                                                                          |          | 0                    | 5,000                     | 0                 | 0              |                |
|                                               | Tile                                                             | 1460                                                                                                          |          | 0                    | 2,000                     | 350               | 350            |                |
|                                               | Faucets / Plumbing / Toilets                                     | 1460                                                                                                          |          | 0                    | 4,000                     | 4,378             | 4,378          |                |
|                                               | Plumbing                                                         | 1450                                                                                                          |          | 0                    | 5,000                     | 802.40            | 802.40         |                |
|                                               | Remodel Apartments                                               | 1460                                                                                                          |          | 8,000                | 0                         | 0                 | 0              |                |

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

| PHA Name: Hall County Housing Authority       |                                              | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2002 |                   |                |                |
|-----------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                              |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
| 001                                           | Exterior Repair                              | 1460                                                                                                          |          | 10,000               | 0                         | 0                 | 0              |                |
|                                               | Replace Gutters                              | 1460                                                                                                          |          | 5,000                | 0                         | 0                 | 0              |                |
|                                               | Paint Exterior                               | 1460                                                                                                          |          | 0                    | 5,000                     | 2,885.00          | 2,885.00       |                |
| 002                                           | Shower Tile                                  | 1460                                                                                                          |          | 0                    | 20,000                    | 0                 | 0              |                |
|                                               | Building Exterior Maintenance                | 1460                                                                                                          |          | 0                    | 25,000                    | 0                 | 0              |                |
|                                               | Faucet / Plumbing                            | 1460                                                                                                          |          | 0                    | 12,000                    | 906.28            | 906.28         |                |
|                                               | Sink / Countertops                           | 1460                                                                                                          |          | 0                    | 12,000                    | 0                 | 0              |                |
|                                               | Boiler                                       | 1460                                                                                                          |          | 0                    | 2,500                     | 0                 | 0              |                |
|                                               | Elevator                                     | 1460                                                                                                          |          | 0                    | 2,500                     | 29,421.16         | 29,421.16      |                |
|                                               | Stove/Refrigerator                           | 1465.1                                                                                                        |          | 25,000               | 3,000                     | 0                 | 0              |                |
|                                               | Remodel Apartments                           | 1460                                                                                                          |          | 20,000               | 0                         |                   |                |                |
| 003                                           | Building Exterior Maintenance                | 1460                                                                                                          |          | 0                    | 25,000                    | 0                 | 0              |                |
|                                               | Tile                                         | 1460                                                                                                          |          | 0                    | 3,000                     | 327.17            | 327.17         |                |
|                                               | Faucet / Plumbing                            | 1460                                                                                                          |          | 0                    | 4,000                     | 0                 | 0              |                |
|                                               | Elevator                                     | 1460                                                                                                          |          | 0                    | 2,500                     | 0                 | 0              |                |
|                                               | Boiler                                       | 1460                                                                                                          |          | 0                    | 2,500                     | 718.45            | 718.45         |                |
|                                               | Exterior Benches                             | 1470                                                                                                          |          | 0                    | 10,000                    | 7,306.84          | 7,306.84       |                |
|                                               | Stove/Refrigerator                           | 1465.1                                                                                                        |          | 25,000               | 3,789                     | 0                 | 0              |                |
|                                               | Remodel Apartments                           | 1460                                                                                                          |          | 20,000               | 0                         |                   |                |                |

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

| PHA Name: Hall County Housing Authority       |                                              | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2002 |                   |                |                |
|-----------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                              |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
|                                               | Fire Sprinkler Alarm                         | 1460                                                                                                          |          | 45,000               | 0                         |                   |                |                |
| 005                                           | Carpet                                       | 1460                                                                                                          |          | 0                    | 4,000                     | 2,759.97          | 2,759.97       |                |
|                                               | Tile                                         | 1460                                                                                                          |          | 0                    | 2,000                     | 96.33             | 96.33          |                |
|                                               | Furnace / Air                                | 1460                                                                                                          |          | 23,000               | 21,000                    | 21,000            | 8,529.71       |                |
|                                               | Carpet / Tile / Flooring                     | 1470                                                                                                          |          | 0                    | 10,000                    | 0                 | 0              |                |
|                                               | Camera Equipment                             | 1470                                                                                                          |          | 0                    | 15,000                    | 0                 | 0              |                |
|                                               | Stove / Refrigerator                         | 1465.1                                                                                                        |          | 0                    | 20,000                    | 19,717.06         | 19,717.06      |                |
|                                               | Playground Equipment                         | 1470                                                                                                          |          | 0                    | 15,000                    | 0                 | 0              |                |
|                                               | Repair Gutters                               | 1460                                                                                                          |          | 10,000               | 0                         |                   |                |                |
|                                               | Remodel Apartments                           | 1460                                                                                                          |          | 9,000                | 0                         |                   |                |                |
|                                               | Siding Replacing Stucco                      | 1460                                                                                                          |          | 0                    | 50,000                    | 52,300            | 44,100         |                |
| 006                                           | Carpet                                       | 1460                                                                                                          |          | 0                    | 7,000                     | 787.90            | 787.90         |                |
|                                               | Tile                                         | 1460                                                                                                          |          | 0                    | 3,000                     | 182.12            | 182.12         |                |
|                                               | Furnace / Air                                | 1460                                                                                                          |          | 0                    | 9,000                     | 9,000             | 0              |                |
|                                               | Roofing                                      | 1460                                                                                                          |          | 0                    | 2,000                     | 0                 | 0              |                |
|                                               | Remodel Apartments                           | 1460                                                                                                          |          | 14,746               | 10,000                    | 0                 | 0              |                |
|                                               | Stove/Refrigerator                           | 1465.1                                                                                                        |          | 25,000               | 5,000                     | 0                 | 0              |                |
|                                               | Exterior Repair                              | 1460                                                                                                          |          | 15,000               | 0                         |                   |                |                |
|                                               | Plumbing                                     | 1460                                                                                                          |          | 0                    | 2,475.00                  | 0                 | 0              |                |
| 007                                           | Carpet                                       | 1460                                                                                                          |          | 0                    | 6,000                     | 0                 | 0              |                |

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

| PHA Name: Hall County Housing Authority       |                                              | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350102<br>Replacement Housing Factor Grant No: |          |                      |         | <b>Federal FY of Grant: 2002</b> |                |                |
|-----------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|----------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                        | Quantity | Total Estimated Cost |         | Total Actual Cost                |                | Status of Work |
|                                               |                                              |                                                                                                                      |          | Original             | Revised | Funds Obligated                  | Funds Expended |                |
| 007                                           | Tile                                         | 1460                                                                                                                 |          | 0                    | 4,000   |                                  | 0              |                |
|                                               | Playground Equipment                         | 1470                                                                                                                 |          | 0                    | 10,282  |                                  | 0              |                |
|                                               | Exterior Repair                              | 1460                                                                                                                 |          | 15,000               | 0       |                                  |                |                |
|                                               | Remodel Interior                             | 1460                                                                                                                 |          | 15,000               | 0       |                                  |                |                |

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

| PHA Name: Hall County Housing Authority          |                                             | Grant Type and Number<br>Capital Fund Program No: NE26P00350102<br>Replacement Housing Factor No: |        |                                             |         |        | Federal FY of Grant: 2002        |  |
|--------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|                                                  | Original                                    | Revised                                                                                           | Actual | Original                                    | Revised | Actual |                                  |  |
| HA Wide                                          | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 001                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 002                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 003                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 005                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 006                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
| 007                                              | 6/30/04                                     |                                                                                                   |        | 6/30/06                                     |         |        |                                  |  |
|                                                  |                                             |                                                                                                   |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                   |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                   |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                   |        |                                             |         |        |                                  |  |

**ATTACHMENT D**  
**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                                                          |                                         |                                                                                                               |         |                   |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|---------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                                                       |                                         |                                                                                                               |         |                   |                              |
| PHA Name: Hall County Housing Authority                                                                                                                                                                                                                                                                                                                            |                                         | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350103<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:<br>2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report |                                         |                                                                                                               |         |                   |                              |
| Line No.                                                                                                                                                                                                                                                                                                                                                           | Summary by Development Account          | Total Estimated Cost                                                                                          |         | Total Actual Cost |                              |
|                                                                                                                                                                                                                                                                                                                                                                    |                                         | Original                                                                                                      | Revised | Obligated         | Expended                     |
| 1                                                                                                                                                                                                                                                                                                                                                                  | Total non-CFP Funds                     |                                                                                                               |         |                   |                              |
| 2                                                                                                                                                                                                                                                                                                                                                                  | 1406 Operations                         |                                                                                                               |         |                   |                              |
| 3                                                                                                                                                                                                                                                                                                                                                                  | 1408 Management Improvements            | 70,000                                                                                                        | 45,000  | 40,882            | 10,882                       |
| 4                                                                                                                                                                                                                                                                                                                                                                  | 1410 Administration                     | 55,199                                                                                                        | 42,855  | 42,855            |                              |
| 5                                                                                                                                                                                                                                                                                                                                                                  | 1411 Audit                              | 3,000                                                                                                         | 0       | 0                 | 0                            |
| 6                                                                                                                                                                                                                                                                                                                                                                  | 1415 Liquidated Damages                 |                                                                                                               |         |                   |                              |
| 7                                                                                                                                                                                                                                                                                                                                                                  | 1430 Fees and Costs                     | 15,000                                                                                                        | 15,000  | 15,000            | 0                            |
| 8                                                                                                                                                                                                                                                                                                                                                                  | 1440 Site Acquisition                   |                                                                                                               |         |                   |                              |
| 9                                                                                                                                                                                                                                                                                                                                                                  | 1450 Site Improvement                   | 45,000                                                                                                        | 42,500  | 0                 | 0                            |
| 10                                                                                                                                                                                                                                                                                                                                                                 | 1460 Dwelling Structures                | 177,392                                                                                                       | 130,000 | 27,266.28         | 3,266.28                     |
| 11                                                                                                                                                                                                                                                                                                                                                                 | 1465.1 Dwelling Equipment—Nonexpendable | 30,000                                                                                                        | 25,695  | 0                 | 0                            |
| 12                                                                                                                                                                                                                                                                                                                                                                 | 1470 Nondwelling Structures             | 90,000                                                                                                        | 57,500  | 0                 | 0                            |
| 13                                                                                                                                                                                                                                                                                                                                                                 | 1475 Nondwelling Equipment              | 66,397                                                                                                        | 70,000  | 54,011.35         | 54,011.35                    |
| 14                                                                                                                                                                                                                                                                                                                                                                 | 1485 Demolition                         |                                                                                                               |         |                   |                              |
| 15                                                                                                                                                                                                                                                                                                                                                                 | 1490 Replacement Reserve                |                                                                                                               |         |                   |                              |
| 16                                                                                                                                                                                                                                                                                                                                                                 | 1492 Moving to Work Demonstration       |                                                                                                               |         |                   |                              |
| 17                                                                                                                                                                                                                                                                                                                                                                 | 1495.1 Relocation Costs                 |                                                                                                               |         |                   |                              |
| 18                                                                                                                                                                                                                                                                                                                                                                 | 1499 Development Activities             |                                                                                                               |         |                   |                              |



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

|                                         |                                                                                                               |                              |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHA Name: Hall County Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350103<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2003 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/03  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |           |
|----------|-----------------------------------------------------------|----------------------|---------|-------------------|-----------|
|          |                                                           | Original             | Revised | Obligated         | Expended  |
| 19       | 1501 Collateralization or Debt Service                    |                      |         |                   |           |
| 20       | 1502 Contingency                                          |                      |         |                   |           |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 551,988              | 428,550 | 180,014.63        | 68,159.63 |
| 22       | Amount of line 21 Related to LBP Activities               | 10,000               | 10,000  | 0                 | 0         |
| 23       | Amount of line 21 Related to Section 504 compliance       | 5,000                | 5,000   | 0                 | 0         |
| 24       | Amount of line 21 Related to Security – Soft Costs        | 60,000               | 40,000  | 40,000            | 10,000    |
| 25       | Amount of Line 21 Related to Security – Hard Costs        | 15,000               | 5,000   | 0                 | 0         |
| 26       | Amount of line 21 Related to Energy Conservation Measures | 30,000               | 30,000  | 24,000            | 0         |

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

| PHA Name: Hall County Housing Authority       |                                                                  | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350103<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant: 2003 |                |                |
|-----------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|---------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                     | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |         | Total Actual Cost         |                | Status of Work |
|                                               |                                                                  |                                                                                                               |          | Original             | Revised | Funds Obligated           | Funds Expended |                |
| HA Wide                                       | Administration (E.D., Contract Administrator, Maintenance Staff) | 1410                                                                                                          |          | 55,199               | 42,855  | 42,885                    | 0              |                |
|                                               | Maintenance Vehicles                                             | 1475                                                                                                          | 2        | 40,000               | 45,000  | 34,555                    | 34,555         |                |
|                                               | Parking Lot Maintenance                                          | 1450                                                                                                          |          | 20,000               | 20,000  | 0                         | 0              |                |
|                                               | Audit                                                            | 1411                                                                                                          |          | 3,000                | 0       |                           |                |                |
|                                               | Fees & Costs                                                     | 1430                                                                                                          |          | 15,000               | 15,000  | 15,000                    | 0              |                |
|                                               | Landscaping                                                      | 1450                                                                                                          |          | 20,000               | 20,000  | 0                         | 0              |                |
|                                               | GIPD Officer (1 yrs.)                                            | 1408                                                                                                          |          | 60,000               | 40,000  | 40,000                    | 10,000         |                |
|                                               | Software Upgrade                                                 | 1408                                                                                                          |          | 5,000                | 5,000   | 882                       | 882            |                |
|                                               | Training                                                         | 1408                                                                                                          |          | 5,000                | 0       |                           |                |                |
|                                               | Benches, Tables, Concrete                                        | 1475                                                                                                          |          | 26,397               | 25,000  | 19,456.35                 | 19,456.35      |                |
| 001                                           | Carpet                                                           | 1460                                                                                                          |          | 3,000                | 3,000   | 376.24                    | 376.24         |                |
|                                               | Tile                                                             | 1460                                                                                                          |          | 2,000                | 2,000   | 0                         | 0              |                |
|                                               | Faucets / Plumbing / Toilets                                     | 1460                                                                                                          |          | 4,000                | 2,000   | 0                         | 0              |                |
|                                               | Plumbing                                                         | 1450                                                                                                          |          | 5,000                | 2,500   | 0                         | 0              |                |
| 002                                           | Carpet                                                           | 1460                                                                                                          |          | 7,000                | 5,000   | 1,564.91                  | 1,564.91       |                |
|                                               | Tile                                                             | 1460                                                                                                          |          | 3,000                | 1,500   | 0                         | 0              |                |
|                                               | Faucet / Plumbing                                                | 1460                                                                                                          |          | 12,000               | 5,000   | 0                         | 0              |                |
|                                               | Sink / Countertops                                               | 1460                                                                                                          |          | 12,000               | 5,000   | 0                         | 0              |                |
|                                               | Tile / Carpet                                                    | 1470                                                                                                          |          | 40,000               | 20,000  | 0                         | 0              |                |

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

| PHA Name: Hall County Housing Authority       |                                              | Grant Type and Number<br>Capital Fund Program Grant No: NE26P00350103<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2003 |                   |                |                |
|-----------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                              |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
| 002                                           | Elevator                                     | 1460                                                                                                          |          | 2,500                | 2,500                     | 0                 | 0              |                |
|                                               | Boiler                                       | 1460                                                                                                          |          | 2,500                | 3,000                     | 0                 | 0              |                |
| 003                                           | Carpet                                       | 1460                                                                                                          |          | 7,000                | 5,000                     | 1,325.13          | 1,325.13       |                |
|                                               | Tile                                         | 1460                                                                                                          |          | 3,000                | 1,500                     | 0                 | 0              |                |
|                                               | Faucet / Plumbing                            | 1460                                                                                                          |          | 4,000                | 2,000                     | 0                 | 0              |                |
|                                               | Elevator                                     | 1460                                                                                                          |          | 2,500                | 2,500                     | 0                 | 0              |                |
|                                               | Boiler                                       | 1460                                                                                                          |          | 2,500                | 2,500                     | 0                 | 0              |                |
|                                               | Patio Overhang                               | 1470                                                                                                          |          | 10,000               | 7,500                     | 0                 | 0              |                |
| 005                                           | Carpet                                       | 1460                                                                                                          |          | 10,000               | 7,500                     | 0                 | 0              |                |
|                                               | Tile                                         | 1460*                                                                                                         |          | 5,000                | 2,500                     | 0                 | 0              |                |
|                                               | Furnace / Air                                | 1460                                                                                                          |          | 24,000               | 24,000                    | 24,000            | 0              |                |
|                                               | Carpet / Tile / Flooring                     | 1470                                                                                                          |          | 20,000               | 20,000                    | 0                 | 0              |                |
|                                               | Camera Equipment                             | 1470                                                                                                          |          | 15,000               | 5,000                     | 0                 | 0              |                |
|                                               | Stove / Refrigerator                         | 1465.1                                                                                                        |          | 30,000               | 25,695                    | 0                 | 0              |                |
|                                               | Roof Improvements                            | 1460                                                                                                          |          | 20,000               | 10,000                    | 0                 | 0              |                |
|                                               | Patio Overhang                               | 1470                                                                                                          |          | 5,000                | 5,000                     | 0                 | 0              |                |
|                                               | Faucet / Plumbing                            | 1460                                                                                                          |          | 6,392                | 4,000                     | 0                 | 0              |                |
| 006                                           | Carpet                                       | 1460                                                                                                          |          | 7,000                | 5,000                     | 0                 | 0              |                |
|                                               | Tile                                         | 1460                                                                                                          |          | 3,000                | 1,500                     | 0                 | 0              |                |
|                                               | Exterior Modernization (Paint/Siding)        | 1460                                                                                                          |          | 20,000               | 20,000                    | 0                 | 0              |                |
|                                               | Furnace / Air                                | 1460                                                                                                          |          | 6,000                | 6,000                     | 0                 | 0              |                |

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

| PHA Name: Hall County Housing Authority       |                                               | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NE26P00350103<br>Replacement Housing Factor Grant No: |          |                      |         | <b>Federal FY of Grant: 2003</b> |                |                |
|-----------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|----------------------|---------|----------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories  | Dev. Acct No.                                                                                                        | Quantity | Total Estimated Cost |         | Total Actual Cost                |                | Status of Work |
|                                               |                                               |                                                                                                                      |          | Original             | Revised | Funds Obligated                  | Funds Expended |                |
| 007                                           | Carpet                                        | 1460                                                                                                                 |          | 5,000                | 5,000   | 0                                | 0              |                |
|                                               | Tile                                          | 1460                                                                                                                 |          | 3,000                | 1,500   | 0                                | 0              |                |
|                                               | Exterior Modernization<br>(Siding/Downspouts) | 1460                                                                                                                 |          | 1,000                | 500     | 0                                | 0              |                |
|                                               |                                               |                                                                                                                      |          |                      |         |                                  |                |                |
|                                               | * = added \$4,367.57 of 1470 to this          |                                                                                                                      |          |                      |         |                                  |                |                |

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

| PHA Name: Hall County Housing Authority          |                                             | <b>Grant Type and Number</b><br>Capital Fund Program No: NE26P00350103<br>Replacement Housing Factor No: |        |                                             |         |        | Federal FY of Grant: 2003        |  |
|--------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                          |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|                                                  | Original                                    | Revised                                                                                                  | Actual | Original                                    | Revised | Actual |                                  |  |
| HA Wide                                          | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 001                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 002                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 003                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 005                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 006                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
| 007                                              | 9/30/04                                     |                                                                                                          |        | 9/30/06                                     |         |        |                                  |  |
|                                                  |                                             |                                                                                                          |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                          |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                          |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                          |        |                                             |         |        |                                  |  |
|                                                  |                                             |                                                                                                          |        |                                             |         |        |                                  |  |