

PHA Plans
Streamlined 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 for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan
for Fiscal Year: 2007

PHA Name: Housing Authority of DeKalb County

750 Commerce Drive, Suite 201

Decatur, GA 30030-2612

404-270 2574

Approved by Board Resolution # 4402 dated 3/22/07

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of DeKalb County PHA Number: GA237

PHA Fiscal Year Beginning: 07/01/2007

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: **Janet Verner** Phone: **404-270-2519**
TDD: **n/a** Email (if available): jmv@dekalbhousing.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or state government
 Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies [903.7(b)(2) Policies on Eligibility, Selection, and Admissions]
- 2. Capital Improvement Needs [903.7(g) Statement of Capital Improvements Needed]
- 3. Section 8 Homeownership [903.7(k)(1)(i) Statement of Homeownership Programs]
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if the PHA has changed any policies, programs, or plan components from its last Annual Plan
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The HADC submitted the Five Year Plan (FY 2005-2009) in April 2005 with the commitment to provide high quality management and maintenance services through the utilization of private sector management standards. As the restoration of public confidence in the HADC is critical, a priority has been established for improvement in all areas of accountability and compliance. To ensure that the Five Year Plan fully addresses the needs of the HADC, the entire Annual Plan submitted FY 2006 was reviewed.

The mission of the Agency and the Five Year Goals remain the same, which is to:

- (1) Offer a wide variety of affordable homes for a highly, diverse set of customers;**
- (2) Maintain a level of consistent, predictable funding; and**
- (3) Sustain a high performance level year after year.**

In October 2004, an independent review of the HADC practices and procedures resulted in the Department of HUD Atlanta Field Office requiring a Memorandum of Agreement (MOA) to be initiated for the period of May 31, 2005 through April 30, 2006. The agreement indicated specific performance targets & strategies to be addressed in a monthly summary that was forwarded to the HADC Board of Commissioners and HUD. The MOA was accepted and satisfactorily approved by HUD in June of 2006.

In addition, a Strategic Operating Plan was developed and implemented in May 2006 and is being monitored monthly by the HADC Executive Staff as part of the Annual Plan (FY 2007). The Strategic Plan incorporates goals, tasks, deliverables and schedules for every operational and policy area of the Agency. A significant component of the HADC upcoming strategy will include asset revitalization.

It is intended the projected affordable housing, revitalization activities will have a multiplier effect, generating new economic activity for local residents and businesses, improving confidence in the County's real estate markets, supporting families in the transition from welfare to work, and building pride within the communities.

A comprehensive physical needs assessment was conducted to ascertain the long-term viability of Johnson Ferry East Public Housing Apartments. Based on the findings of the assessment, the HADC developed a comprehensive, redevelopment strategy that will address the physical, marketability and operational needs of community, including the demolition of the current development.

In October 2006, the Board of Commissioners for the Housing Authority of DeKalb County (HADC) appointed Sterling B. Bethea to the position of Interim Executive Director and Matthew K. McClammey to the position of Interim Deputy Executive Director.

The HADC will continue to strive to improve the usage of the systems, teams, procedures and reorganize the administrative structure. This redirection of efforts will enhance the capability of the HADC to further improve the delivery of services to the residents of the targeted communities and the families on the waiting lists.

Specific initiatives and strategies will include:

- (1) Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HADC asset inventory in coordination with other County revitalization efforts.**
- (2) Provide technical assistance to the Resident Advisory Board to facilitate the provision of resident services and self-sufficiency initiatives for HADC residents.**
- (3) Revise all Agency Budgets to include the Capital Funds to ensure activities slated for funding are congruent with the needs of the Agency.**

- (4) Reinststitute the mandated HUD Family Self-Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations.**
- (5) Manage all HADC properties while adhering to the mission and strategic goals of the Authority.**
- (6) Offer homeownership initiatives as foundations for creating economic self sufficiency opportunities.**

In conclusion, it is the intent of the HADC to continue to deliver a high- quality level of comprehensive, affordable housing services to the residents of DeKalb County. The HADC will strive to “build beyond expectations” in accomplishing the Agency goals and objectives slated in the Five Year Plan (FY 2005-2009), Annual Plan FY 2007, the MOA and the HADC Strategic Plan.

Maximization of resources, monetary and manpower will be marshaled to bring to fruition the accomplishment of the following directives:

- Effective Property Management**
- Maximum Utilization of the Housing Choice Voucher Program**
- Marketable Real Estate Development**
- Improved Public Safety and Security Initiatives**
- Increased Resident Support Services**
- Increased Productivity and Cost Effectiveness**
- Increased Program Compliance and Accountability**
- Improved Technology and Management Information Systems**
- Improved Governmental Initiatives**
- Successful Transition to Asset Management**
- Continue to promote and encourage Homeownership**
- Expand affordable housing stock by partnering with developers, property owners, banks**
- Apply for new Voucher Funding should it become available**
- Continue to work with the County on the Five Year Consolidated Plan**
- Increase the Availability of decent, safe and affordable housing on the Section 8 Program**
- Improve the quantity, quality and variety of Housing Choices in the community**

The focus on quality improvements will generate positive impacts throughout the HADC organization. In FY 2007, the HADC will undertake, at every level, quality assurance and quality control initiatives to improve the accuracy of transactions, enhance employee accountability, and increase the effectiveness and courtesy of customer service.

The revised Agency structure will continue to provide a mechanism for addressing and tracking the interrelated programs of redevelopment, property management, maintenance, supportive services and other activities. The evidence of the accomplishments will be restoring the HADC to a level of “high performance”.

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

[24 CFR Part 903.12(c), 903.7(b)(2)] Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: Name, number location	Date Initiated	Initial mix of racial, ethnic or disability demographics	Current mix of racial, ethnic or disability demographics since initiation of SBWL	Percent change between initial and current mix of racial, ethnic, or disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the 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:

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **NONE**
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)

The Housing Authority of DeKalb County maintains one Public Housing Waiting List which is jurisdiction-based not site-based. The waiting list is currently closed.

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)] Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant:
<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

Scottdale Revitalization Plan in partnership with DeKalb County.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **10% OF ALLOCATION**

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:

Program participants must be a FSS participant and meet income requirements. The Housing Authority of DeKalb County (HADC) is a HUD and Georgia Department of Community Affairs Housing Counseling Agency. The HADC is the only Housing Authority in the State of Georgia to hold this designation. As a housing counseling agency, the HADC Homeownership Center assists families in pre-purchase counseling, post purchase counseling, rental counseling and mortgage default/delinquency counseling.

c. What actions will the PHA undertake to implement the program this year (list)?

The program is fully implemented. The Housing Authority of DeKalb County will continue to hold educational workshops, partner with lending industry and market our program. The HADC administers 2 distinct homeownership programs: 1) the Housing Choice Voucher Homeownership Program and 2) the DeKalb First Time Homebuyers Program, which is administered on behalf of the DeKalb County Community Development Department.

The Housing Choice Voucher Homeownership Program is a component of the Housing Choice Voucher Program. The homeownership option provides vouchers to assist eligible first-time homeowners who are currently on the Housing Choice Voucher program with their monthly home ownership expenses in lieu of a rental subsidy.

The DeKalb First Time Homebuyers Program provides \$5,000 to \$8,000 in assistance with downpayment, pre-pays and closing cost assistance to eligible first time homeowners who purchase a home in DeKalb County.

HADC Homebuyer orientations are held the first Tuesday of each month at the central office located at 750 Commerce Drive, Decatur, GA from 6:30pm to 7:30pm. Orientations are open to the general public to receive general information on HADC homeownership programs and services.

A “Realizing the American Dream Future Homeowners” educational workshop is held every third Saturday of each month at the central office located at 750 Commerce Drive, Decatur, GA from 9:00am to 4:00pm. Successful completion of this class certifies future homeowners with the US Dept of HUD and the Georgia Department of Community Affairs.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

Though we partner with other agencies for the DeKalb First Time Buyers Homeownership Program, we are a HUD approved and Georgia Department of Community Affairs Housing Counseling Agency. In addition, we work with the following lending Agencies:

AHM Mortgage	All Access Mortgage
Bank of America	CDC Federal Credit Union
Citizens Trust Bank	Commonwealth United Mortgage
Countrywide Home Loans, Inc	Fidelity National Mortgage
First Horizon Home Loans	First Service Mortgage
Home 123 Corporation	Home America Mortgage, Inc.
Home Loans USA	Market Street Mortgage Corporation
Mortgage Counseling Services, Inc.	Opteum Financial Services, LLC
Pine State Mortgage Corporation	Sun Trust Bank
Southlake Mortgage Corporation	South DeKalb Church Federal Credit Union
Unity Mortgage Corporation	Wachovia Mortgage Corporation
Washington Mutual Home Loans	Wells Fargo Home Mortgage

- Demonstrating that it has other relevant experience (list experience below):
 - 1) Sterling Bethea is the Interim Executive Director of the Housing Authority of DeKalb County (HADC) with over 18 years experience in Housing Choice Vouchers / Section 8 and real estate.**
 - 2) Bambie Hayes is a certified Homeownership Manager for the HADC with over 12 years experience in this field**
 - 3) Deidre Trowers is a certified Homeownership Manager for the HADC with over 5 years experience in this field.**
 - 4) HADC has other staff members within the agency with real estate sales experience and license.**

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

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

- **Assist special needs population, such as elderly, disabled, and special programs to meet specific needs.**
- **Expand rental options throughout the county.**

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

HADC has committed 20% of its program allocation to the project-based programs. All Census tracks, within HADC jurisdiction, will be eligible as long as the project meets program requirements and objectives.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15] For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) **DeKalb County, Georgia**

Re: The DeKalb County Community Affairs Department

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) **see # 3 below**
- Other: (list below) **see # 3 below**

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

- **The highest priority is to assist households with the greatest needs, including low income renters and homeowners with very low income (50% or lower or the area medium income), special needs populations, elderly, and the homeless.**
- **Encourage the development of owner-occupied affordable single-family housing.**

- **Continue a working relationship with the county to identify emerging housing needs within DeKalb County.**
- **Develop affordable housing units that will be occupied by low & very low income families.**
- Encourage rehabilitation and acquisition of housing and low housing rental housing.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHA PLAN ATTACHMENT: Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Housing Authority of Dekalb County (HADC) has adopted a policy (the “HADC VAWA Policy”) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). HADC’s goals, objectives and policies to enable HADC to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the HADC VAWA Policy, a copy of which is attached to this Plan.

In addition:

A. The following activities, services, or programs are provided by HADC, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

[“None”]

B The following activities, services, or programs are provided by HADC to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

[“None”]

C. The following activities, services, or programs are provided by HADC to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

[“None”]

Re: HADC VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HADC’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by HADC of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by HADC;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between HADC, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by HADC; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by HADC.

III. Other HADC Policies and Procedures

This Policy shall be referenced in and attached to HADC's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of HADC's Admissions and Continued Occupancy Policy.

HADC's annual public housing agency plan shall also contain information concerning HADC's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of HADC, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. **Domestic Violence** – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. **Dating Violence** – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

C. Stalking – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. Stalking – Immediate Family Member - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. Perpetrator – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. Non-Denial of Assistance. HADC will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

[Optional preference provision: Note that VAWA does not require an admissions preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence]

B. Admissions Preference. Applicants for housing assistance from HADC will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. This preference is particularly described as follows: [insert description including any requirements with respect to evidence of past domestic violence incidents, etc.]

[Optional adverse information provision: Note that VAWA does not require such a provision]

C. Mitigation of Disqualifying Information. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, HADC, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, HADC shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. HADC will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by HADC:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by HADC as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of HADC’ or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither HADC nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of HADC or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or HADC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, HADC or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by HADC. Leases used for all public housing operated by HADC and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by HADC, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, HADC or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., HADC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by HADC. Section 8 owners or managers receiving rental assistance administered by HADC may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to HADC or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to HADC or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* - by providing to HADC or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by HADC, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of HADC, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to HADC or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by HADC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence [Optional provisions – paragraphs A through D]

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, HADC will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* HADC will act upon such an application promptly [alternatively, insert a number of business days].

C. *No right to transfer.* HADC will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of HADC, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying HADC public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by HADC. In cases where HADC determines that the family's decision to move was reasonable under the circumstances, HADC may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up [Optional Provision]

A. *Court orders.* It is HADC's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by HADC and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other HADC policies regarding family break-up are contained in HADC's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers [Optional provision]

It is the policy of HADC to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If HADC staff become aware that an individual assisted by HADC is a victim of domestic violence, dating violence or stalking, HADC will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring HADC either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. HADC's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which HADC has referral or other cooperative relationships.

XII. Notification

HADC shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by HADC as approved by the HADC Board of Commissioners. Approved by the Board Resolution # 4376 dated August 16, 2006.

PHA 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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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	De-concentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance & Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & on display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> 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
X	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). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Housing Authority of DeKalb County (HADC)			Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	155,904.00			
3	1408 Management Improvements	155,904.00			
4	1410 Administration	77,952.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	170,763.00			
10	1460 Dwelling Structures	168,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	16,000.00			
12	1470 Non-dwelling Structures	15,000.00			
13	1475 Non-dwelling Equipment	15,000.00			
14	1485 Demolition	.00			
15	1490 Replacement Reserve	.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	.00			
19	1501 Collateralization or Debt Service	.00			
20	1502 Contingency	.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	779,523.00			
22	Amount of line 21 Related to LBP Activities	.00			
23	Amount of line 21 Related to Section 504 compliance	.00			
24	Amount of line 21 Related to Security – Soft Costs	.00			
25	Amount of Line 21 Related to Security – Hard Costs	.00			
26	Amount of line 21 Related to Energy Conservation Measures	.00			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Dev # / 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	Obligated	Expended	
Operations	TGM Operations – 200 units	1406	TGM [.383%]	59,711.00				
	JFE Operations – 322 units		JFE [.617%]	96,193.00				
	Subtotal			155,904.00				
Management Improvements	Management assistance / mtgs Staff trainings / mtgs & RAB mtgs, trainings & newsletters	1408	TGM [.383%] JFE [.617%]	140,000.00				
	Record keeping upgrades and service fees (Iron Mtn)	1408	PHA WIDE	5,904.00				
	PH website management		PHA WIDE	10,000.00				
	Subtotal			155,904.00				
Administration	Non-Technical staff salaries & employee contributions	1410	TGM [.383%] JFE [.617%]	68,000.00				
	Travel expenses	1410	PHA WIDE	2,952.00				
	Procurement expenses	1410	PHA WIDE	4,000.00				
	PR advertising expenses		PHA WIDE	3,000.00				
	Subtotal			77,952.00				
Fees & Costs	Architectural or Engineering	1430	PHA WIDE	1,000.00				
	Consultant or Technical fees	1430	PHA WIDE	1,000.00				
	Sundry: Bid packages, News Ads, printing & supplies	1430	PHA WIDE	3,000.00				
	Subtotal			5,000.00				
Site Improvements								
	TGM Repair & improve exterior concrete walls at Office	1450	TGM Office as needed	25,000.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Dev # / 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	Obligated	Expended	
TGM	Install driveways/parking pads	1450	10 units	72,800.00				
TGM	Soil erosion repair to include grading, mulch, groundcover, re-seeding & soil amendments	1450	entire site as needed	30,650.00				
TGM	Installation of trees, shrubs and flowers, stump grinding and/or tree pruning	1450	entire site as needed	22,313.00				
TGM	Repair / replacement of walkways or retaining walls	1450	entire site as needed	8,000.00				
TGM	Repair / replacement of hand railings along walkways	1450	entire site as needed	8,000.00				
TGM	Community garden upgrades: timbers, tilling and mulch	1450	Community Center	1,000.00				
TGM	Cleaning out storm drains	1450	entire site	3,000.00				
	Subtotal			170,763.00				
Dwelling Structure								
TGM	Replacement of damaged entry doors in Apts	1460	60 units	60,000.00				
TGM	Interior painting of occupied Apt units	1460	36 units	27,000.00				
TGM	Replacement of dryer vents	1460	100 units	6,000.00				
TGM	Repair cracked concrete columns at entry to Apts	1460	50 units	75,000.00				
	Subtotal			168,000.00				
Dwelling Equipment								
TGM	Replace 10 refrigerators and 10 ranges and/or hoods	1465	10 units	16,000.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Dev # / 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	Obligated	Expended	
	Subtotal			16,000.00				
	Non-Dwelling Structures							
TGM	Administration building repair & upgrade	1475	TGM Office	15,000.00				
	Subtotal			15,000.00				
	Non-Dwelling Equipment							
	Office furniture & equipment, CC furniture & equipment, Maintenance bldg equipment, or Scanning equipment	1475	TGM Office and Community Center	15,000.00				
	Subtotal			15,000.00				
	Demolition Activities							
	Site Demolition	1485	JFE	.00				
	Subtotal			.00				
	Development Activities							
	Site Development	1499	JFE	.00				
	Subtotal			.00				
	GRAND TOTAL			779,523.00				

[\$1,493.34 x 522 units (200 at TGM and 322 at JFE) = \$779,523.00]

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program No: GA06P23750107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Estimated start date	9/7/07						
TGM Operations	3/7/09			9/7/2010			In accordance with Notice 2001
JFE Operations	3/7/09			9/7/2010			In accordance with Notice 2001
Management Improvements	3/7/09			9/7/2010			In accordance with Notice 2001
Administration	3/7/09			9/7/2010			In accordance with Notice 2001
Fees & Costs	3/7/09			9/7/2010			In accordance with Notice 2001
Site Improvements	3/7/09			9/7/2010			In accordance with Notice 2001
Dwelling Structures	3/7/09			9/7/2010			In accordance with Notice 2001
Dwelling Equipment	3/7/09			9/7/2010			In accordance with Notice 2001
Non-dwelling Structures	3/7/09			9/7/2010			In accordance with Notice 2001
Non-dwelling Equipment	3/7/09			9/7/2010			In accordance with Notice 2001
Development Activities	3/7/09			9/7/2010			In accordance with Notice 2001

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of DeKalb County (HADC)		FY 2007-2011		<input checked="" type="checkbox"/> Original 5-Year Plan 2005-2009 <input checked="" type="checkbox"/> Revision No: 2	
Development Number /Name PHA-Wide	Year 1 PHA FY: 2007	Work Statement for Year 2 PHA FY: 2008	Work Statement for Year 3 PHA FY: 2009	Work Statement for Year 4 PHA FY: 2010	Work Statement for Year 5 PHA FY: 2011
#GA237-1 Tobie Grant Manor #GA237-4 Johnson Ferry East	See Annual Statement	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE
1406 Operations		155,904.00	85,400.00	42,650.00	42,650.00
1408 Management Improvements		155,904.00	85,400.00	42,650.00	42,650.00
1410 Administration		77,950.00	42,650.00	21,795.00	21,795.00
1430 Fees & Costs		5,765.00	15,000.00	10,000.00	10,000.00
1450 Site Improvements		160,000.00	66,000.00	40,000.00	40,000.00
1460 Dwelling Structures		178,000.00	96,645.00	30,000.00	30,000.00
1465.1 Dwelling Equipment Non-expendable		16,000.00	16,000.00	20,000.00	20,000.00
1470 Non-Dwelling Structures		15,000.00	15,000.00	10,000.00	10,000.00
1475 Non-Dwelling Equipment		15,000.00	5,000.00	10,000.00	10,000.00
1485 Demolition		.00	.00	.00	.00
1499 Development Activities		.00	.00	200,000.00	200,000.00
Total CFP Funds Estimate for 5-Year Plan	779,523.00	779,523.00	427,095.00	427,095.00	427,095.00
Total Replacement Housing Factor Funds					
Tobie Grant Manor:	200 units @ \$1,493.34 per unit	200 units @ \$1,493.34 per unit	200 units @ \$1,493.34 per unit	200 units @ \$1,493.34 per unit	200 units @ \$1,493.34 per unit
Johnson Ferry East:	322 units @ \$1,493.34 per unit	322 units @ \$1,493.34 per unit	86 units @ \$1,493.34 per unit	86 units @ \$1,493.34 per unit	86 units @ \$1,493.34 per unit

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

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
PHA Name: Housing Authority of DeKalb County (HADC)		Grant Type and Number Capital Fund Program No: GA06P23750108 Replacement Housing Factor No:		Federal FY of Grant: 2008	
Activities for Year : 2			Activities for Year: 2		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
1406	<i>Operations</i>		1408	<i>Management</i>	
TGM	Operations	59,733.00	TGM & JFE	Resident mtgs/training/newsletters	59,733.00
JFE	Operations	96,171.00	TGM & JFE	Staff training & Resident Mgr	96,171.00
	Subtotal	155,904.00		Subtotal	155,904.00
1410	<i>Administration</i>		1430	<i>Fees & Costs</i>	
TGM & JFE	Procurement / Advertising	9,950.00	TGM	Sundry: Bids, Ads, printing, etc	2,208.00
TGM & JFE	Staff salaries & expenses	68,000.00	JFE	Sundry: Bids, Ads, printing, etc	3,557.00
	Subtotal	77,950.00		Subtotal	5,765.00
1450	<i>Site Improvements</i>		1460	<i>Dwelling Structures</i>	
TGM	retaining walls & plantings	40,000.00	TGM	replace entry doors	60,000.00
TGM	install driveways, parking	72,800.00	TGM	interior painting of occupied units	18,750.00
TGM	landscaping & grading	36,658.00	TGM	replace interior lighting	10,750.00
TGM	playground repair	10,542.00	TGM	replace washer boxes	7,500.00
	Subtotal	160,000.00	TGM	repair cracked columns at entry	51,000.00
1465.1	<i>Dwelling Equipment</i>		TGM	siding & soffit repair	30,000.00
TGM	replace 10 range & refrigerators	16,000.00		Subtotal	178,000.00
	Subtotal	16,000.00	1470	<i>Non-Dwelling Structure</i>	
1475	<i>Non-Dwelling Equipment</i>		TGM	repair & upgrade office bldg	15,000.00
TGM	Office furniture & equipment	7,500.00		Subtotal	15,000.00
TGM	Community Center furniture	7,500.00	1485	<i>Demolition</i>	
	Subtotal	15,000.00	JFE	Demolition	.00
1499	<i>Development Activities</i>			Subtotal	.00
JFE	Development Activities	.00			
	Subtotal	.00		Total CFP Estimated Cost	\$779,523.00

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

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
PHA Name: Housing Authority of DeKalb County (HADC)		Grant Type and Number Capital Fund Program No: GA06P23750109 Replacement Housing Factor No:		Federal FY of Grant: 2009	
Activities for Year : 3			Activities for Year: 3		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
1406	<i>Operations</i>		1408	<i>Management</i>	
TGM	Operations	59,720.00	TGM & JFE	Staff training, mtgs or assistance	59,720.00
JFE	Operations	25,680.00	TGM & JFE	Resident mtgs & newsletters	25,680.00
	Subtotal	85,400.00		Subtotal	85,400.00
1410	<i>Administration</i>		1430	<i>Fees & Costs</i>	
TGM & JFE	Staff salaries & expenses	29,826.00	TGM	Sundry: Bids, Ads, printing, etc	10,490.00
TGM & JFE	Procurement & Advertising	12,824.00	JFE	Sundry: Bids, Ads, printing, etc	4,510.00
	Subtotal	42,650.00		Subtotal	15,000.00
1450	<i>Site Improvements</i>		1460	<i>Dwelling Structures</i>	
TGM	Sewer line repair/ replacement	31,000.00	TGM	replace entry doors	40,000.00
TGM	install new walkways & repairs	35,000.00	TGM	interior painting of occupied units	18,750.00
	Subtotal	66,000.00	TGM	replace interior lighting	7,895.00
1465.1	<i>Dwelling Equipment</i>		TGM	siding & soffit repair/replacement	30,000.00
TGM	replace 10 range / refrigerator	16,000.00		Subtotal	96,645.00
	Subtotal	16,000.00	1470	<i>Non-Dwelling Structures</i>	
1475	<i>Non-Dwelling Equipment</i>		TGM	repair & upgrade office bldg	10,000.00
TGM	Office furniture / equipment	2,500.00		Subtotal	15,000.00
TGM	Community center equipment	2,500.00	1485	<i>Demolition</i>	
	Subtotal	5,000.00	JFE	Demolition activities	.00
1499	<i>Development Activities</i>			Subtotal	.00
JFE	Re-development activities	.00			
	Subtotal	.00		Total CFP Estimated Cost	\$427,095.00

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

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
PHA Name: Housing Authority of DeKalb County (HADC)		Grant Type and Number Capital Fund Program No: GA06P23750110 Replacement Housing Factor No:		Federal FY of Grant: 2010	
Activities for Year : 4			Activities for Year: 4		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
1406	Operations		1408	Management	
TGM	Operations	29,826.00	TGM & JFE	Staff training, mtgs or assistance	29,826.00
JFE	Operations	12,824.00	TGM & JFE	Resident mtgs & newsletters	12,824.00
	Subtotal	42,650.00		Subtotal	42,650.00
1410	Administration		1430	Fees & Costs	
TGM & JFE	Staff salaries & expenses	15,242.00	TGM	Sundry: Bids, Ads, printing, etc	6,994.00
TGM & JFE	Procurement & Advertising	6,553.00	JFE	Sundry: Bids, Ads, printing, etc	3,006.00
	Subtotal	21,795.00		Subtotal	10,000.00
1450	Site Improvements		1460	Dwelling Structures	
TGM	Landscaping	10,000.00	TGM	replace porch light fixtures	9,000.00
TGM	Plant new trees/prune old trees	10,000.00	TGM	resurface bathtubs	13,500.00
TGM	Install hand railing	5,000.00	TGM	carpet replacement in elderly apts	7,500.00
TGM	walkway repair/replacement	15,000.00		Subtotal	30,000.00
	Subtotal	40,000.00			
1465.1	Dwelling Equipment		1470	Non-Dwelling Structures	
TGM	replace 12 range & refrigerators	20,000.00	TGM	repair & upgrade office bldg	10,000.00
	Subtotal	20,000.00		Subtotal	10,000.00
1475	Non-Dwelling Equipment		1485	Demolition	
TGM	Office furniture / equipment	5,000.00	JFE	Demolition activities	.00
TGM	Community center furniture	5,000.00		Subtotal	.00
	Subtotal	10,000.00			
1499	Development Activities				
JFE	Re-development activities	200,000.00			
	Subtotal	200,000.00		Total CFP Estimated Cost	\$427,095.00

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

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
PHA Name: Housing Authority of DeKalb County (HADC)		Grant Type and Number Capital Fund Program No: GA06P23750111 Replacement Housing Factor No:		Federal FY of Grant: 2011	
Activities for Year : 5			Activities for Year: 5		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
1406	<i>Operations</i>		1408	<i>Management</i>	
TGM	Operations	29,826.00	TGM & JFE	Staff training, mtgs or assistance	29,826.00
JFE	Operations	12,824.00	TGM & JFE	Resident mtgs & newsletters	12,824.00
	Subtotal	42,650.00		Subtotal	42,650.00
1410	<i>Administration</i>		1430	<i>Fees & Costs</i>	
TGM & JFE	Staff salaries & expenses	15,242.00	TGM	Sundry: Bids, Ads, printing, etc	6,994.00
TGM & JFE	Procurement & Advertising	6,553.00	JFE	Sundry: Bids, Ads, printing, etc	3,006.00
	Subtotal	21,795.00		Subtotal	10,000.00
1450	<i>Site Improvements</i>		1460	<i>Dwelling Structures</i>	
TGM	Landscaping	10,000.00	TGM	replace porch light fixtures	9,000.00
TGM	Plant new trees/prune old trees	10,000.00	TGM	resurface bathtubs	13,500.00
TGM	Install hand railing	5,000.00	TGM	carpet replacement in elderly apts	7,500.00
TGM	walkway repair/replacement	15,000.00		Subtotal	30,000.00
	Subtotal	40,000.00			
1465.1	<i>Dwelling Equipment</i>		1470	<i>Non-Dwelling Structures</i>	
TGM	replace 12 range & refrigerators	20,000.00	TGM	repair & upgrade office bldg	10,000.00
	Subtotal	20,000.00		Subtotal	10,000.00
1475	<i>Non-Dwelling Equipment</i>		1485	<i>Demolition</i>	
TGM	Office furniture / equipment	5,000.00	JFE	Demolition activities	.00
TGM	Community center furniture	5,000.00		Subtotal	.00
	Subtotal	10,000.00			
1499	<i>Development Activities</i>				
JFE	Re-development activities	200,000.00			
	Subtotal	200,000.00		Total CFP Estimated Cost	\$427,095.00

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 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	.00	.00	.00	.00
2	1406 Operations	50,000.00	50,000.00	.00	.00
3	1408 Management Improvements Soft Costs	80,000.00	80,000.00	.00	.00
4	1410 Administration	104,235.00	104,235.00	.00	.00
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	5,000.00	5,000.00	.00	.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	36,116.00	36,116.00	.00	.00
10	1460 Dwelling Structures	38,000.00	38,000.00	.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00	8,000.00	.00	.00
12	1470 Non-dwelling Structures	.00	.00	.00	.00
13	1475 Non-dwelling Equipment	.00	.00	.00	.00
14	1485 Demolition	221,000.00	221,000.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1499 Development Activities	500,000.00	500,000.00	.00	.00
19	1502 Contingency	.00	.00	.00	.00
	Amount of Grant: (sum of lines 1-19)	\$1,042,351.00	\$ 1,042,351.00	.00	.00
20	Amount of line XX Related to LBP Activities	.00	.00	.00	.00
21	Amount of line XX Related to Section 504 compliance	.00	.00	.00	.00
22	Amount of line XX Related to Security - Soft Costs	.00	.00	.00	.00
23	Amount of Line XX Related to Security - Hard Costs	.00	.00	.00	.00
24	Amount of Line XX Related to Energy Conservation Measures	.00	.00	.00	.00
25	Collateralization Expenses or Debt Service	.00	.00	.00	.00

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Operations	TGM & JFE Operations	1406	TGM	14,326.65	14,326.65	.00	.00		
			JFE	35,673.35	35,673.35				
	Operations Subtotal			50,000.00	50,000.00	.00	.00		
Management Improvements	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	TGM	15,000.00	15,000.00	.00	.00		
			JFE	40,000.00	40,000.00				
	Record keeping improvements / management	1408	PHA - WIDE	25,000.00	25,000.00	.00	.00		
Management Improvements Subtotal				80,000.00	80,000.00	.00	.00		
Administration	Non-Technical PHA salaries & employee contributions	1410	TGM	25,000.00	25,000.00	.00	.00		
			JFE	68,000.00	68,000.00				
	Travel, advertising, printing & procurement	1410	PHA - WIDE	11,235.00	11,235.00	.00	.00		
Administration Subtotal				104,235.00	104,235.00	.00	.00		
Fees & Costs	Architectural and/or & Engineering Fees	1430	PHA - WIDE	1,200.00	1,200.00	.00	.00		
	Consultants & Technical fees	1430	PHA - WIDE	2,200.00	2,200.00	.00	.00		
	Sundry Expenses	1430	PHA - WIDE	1,600.00	1,600.00	.00	.00		
Fees & Costs Subtotal				5,000.00	5,000.00	.00	.00		
Site Improv.									
TGM	Install Driveways / Additional Sidewalks	1450	entire site	26,000.00	26,000.00	.00	.00		
TGM	Landscaping & Site Improvements	1450	entire site	10,116.00	10,116.00	.00	.00		
Site Improvements Subtotal				36,116.00	36,116.00	.00	.00		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dwelling Struc								
TGM	Building Foundation repair	1460	10 bldgs	20,000.00	20,000.00	.00	.00	
TGM	Resurface / line Tubs	1460	20 units	5,000.00	5,000.00	.00	.00	
JFE	Miscellaneous Repairs	1460	As Needed	13,000.00	13,000.00	.00	.00	
	Dwelling Structures Subtotal			38,000.00	38,000.00	.00	.00	
Dwelling Equip								
TGM	Range & Refrigerator Replacement	1465	10 units	8,000.00	8,000.00	.00	.00	
	Dwelling Equipment Subtotal			8,000.00	8,000.00	.00	.00	
Non-Dwelling Equipment	Office Furniture & Equipment for Offices, Maintenance buildings & Community Centers	1475	PHA - WIDE	0.00	0.00	.00	.00	
	Non-Dwelling Equipment Subtotal			0.00	0.00	.00	.00	
Dwelling Eq.								
JFE	Site Demolision	1485	498 units	221,000.00	221,000.00	.00	.00	
JFE	Development Activity	1499		500,000.00	500,000.00	.00	.00	
	GRAND TOTAL			\$1,042,351.00	\$1,042,351.00	.00	.00	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program No: GA06P2350106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number / Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Start date 9/7/06							
GA237-1 Tobie Grant Manor	3/7/08			9/7/09			In accordance with Notice 2001-26
GA237-4 Johnson Ferry East	3/7/08			9/7/09			In accordance with Notice 2001-26
Management Improvements	3/7/08			9/7/09			In accordance with Notice 2001-26
Community Policing Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Preventive Maintenance Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Operational Improvement Training	3/7/08			9/7/09			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/7/08			9/7/09			In accordance with Notice 2001-26
Resident Responsibility Training	9/7/08			9/7/09			In accordance with Notice 2001-26

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/>					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 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	235,674.00	235,674.00	0	0
3	1408 Management Improvements Soft Costs	235,674.00	235,674.00	0	0
4	1410 Administration	117,837.00	117,837.00	71,479.27	71,479.27
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000.00	10,000.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	229,352.00	364,185.00	202,696.07	202,696.07
10	1460 Dwelling Structures	178,000.00	139,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00	16,000.00	0	0
12	1470 Non-dwelling Structures	38,833.00	25,000.00	0	0
13	1475 Non-dwelling Equipment	35,000.00	35,000.00	34,169.68	34,169.68
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Grant: (sum of lines 1-19)	\$1,178,370.00	\$1,178,370.00	308,345.02	308,345.02
20	Amount of line XX Related to LBP Activities	0	0	0	0
21	Amount of line XX Related to Section 504 compliance	0	0	0	0
22	Amount of line XX Related to Security - Soft Costs	0	0	0	0
23	Amount of Line XX Related to Security - Hard Costs	0	0	0	0
24	Amount of Line XX Related to Energy Conservation measures	0	0	0	0
25	Collateralization Expenses or Debt Service	0	0	0	0

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Operations	TGM & JFE Operations	1406	TGM	67,900.00	67,900.00	0.00	0.00		
			JFE	167,774.00	167,774.00	0.00	0.00		
	Operations Subtotal			235,674.00	235,674.00				
Management Improvements	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	TGM	67,985.00	67,985.00	0.00	0.00		
			JFE	162,689.00	162,689.00	0.00	0.00		
	Record keeping improvements / management		1408	PHA - WIDE	5,000.00	5,000.00	0.00		0.00
Management Improvements Subtotal				235,674.00	235,674.00				
Administration	Non-Technical PHA salaries & employee contributions	1410	TGM	31,610.00	31,610.00	71,479.27	71,479.27	In progress	
			JFE	77,390.00	77,390.00				
	Travel, advertising, printing & procurement		1410	PHA - WIDE	8,837.00	8,837.00			
Administration Subtotal				117,837.00	117,837.00	71,479.27	71,479.27		
Fees & Costs	Architectural and/or & Engineering Fees	1430	PHA - WIDE	10,000.00	10,000.00	0.00	0.00		
	Consultants & Technical fees		1430	PHA - WIDE	85,000.00	0.00	0.00		0.00
	Sundry Expenses		1430	PHA - WIDE	5,000.00	0.00	0.00		0.00
Fees & Costs Subtotal				100,000.00	10,000.00				
Site Improvement									
TGM	Sewer work & sewer line repair/replacement	1450	as needed	15,000.00	30,000.00	30,000.00	30,000.00	Complete	
TGM	Install Driveways – parking pads, striping	1450	entire site	18,000.00	40,000.00	40,000.00	40,000.00	Complete	
TGM	Lighting repair / replacement	1450	entire site	20,000.00	40,000.00	40,000.00	40,000.00	Complete	
TGM	Fencing repair / replacement	1450	entire site	20,000.00	20,352.00	20,352.00	20,352.00	Complete	

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
TGM	Playground repairs & upgrade	1450	2 site	10,000.00	10,000.00	10,000.00	10,000.00	Complete	
TGM	Install new trees & tree pruning	1450	entire site	15,000.00	30,000.00	30,000.00	30,000.00	Complete	
TGM	Landscaping & Site Improvements	1450	entire site	25,000.00	50,000.00	32,344.07	32,344.07	Ongoing	
JFE	Lighting repair / replacement	1450	entire site	20,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Fencing repair / replacement	1450	entire site	20,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Playground repairs & upgrade	1450	1 playground	5,000.00	20,000.00	0.00	0.00		
JFE	Tree preservation & tree pruning	1450	entire site	18,500.00	20,000.00	0.00	0.00		
JFE	Landscaping & Site Improvements	1450	entire site	15,352.00	30,000.00	0.00	0.00		
TGM	Sidewalk & Pavement repair / replacement	1450	entire site	20,000.00	23,833.00	0.00	0.00		
TGM	Install retaining wall	1450	entire site	7,500.00	50,000.00	0.00	0.00		
Site Improvements Subtotal				229,352.00	364,185.00	202,696.07	202,696.07	In progress	
Dwelling Structures									
TGM	Building Foundation repair	1460	10 bldgs	30,000.00	30,000.00	0.00	0.00		
TGM	Resurface / line Tubs	1460	20 units	6,000.00	6,000.00	0.00	0.00		
TGM	Interior Painting of occupied Apt units	1460	30 units	20,000.00	20,000.00	0.00	0.00		
TGM	Cabinet and countertop repair / replacement	1460	36 units	18,000.00	33,000.00	0.00	0.00		
TGM	Insulation in Attics	1460	4 bldgs	20,000.00	0.00	0.00	0.00		
JFE	Roof repairs and/or replacement	1460	8 bldgs	34,000.00	0.00	0.00	0.00		
TGM	Siding repairs and/or replacement	1460	4 bldgs	20,000.00	20,000.00	0.00	0.00		
JFE	Interior Painting of occupied Apt units	1460	40 units	30,000.00	30,000.00	0.00	0.00		
Dwelling Structures Subtotal				178,000.00	139,000.00				
Dwelling Equip									
TGM	Range & Refrigerator Replacement	1465	20 units	8,000.00	16,000.00	0.00	0.00		
Dwelling Equipment Subtotal				8,000.00	16,000.00				
Non-Dwelling Structures	Administrative building(s) repair & upgrade	1470	PHA - WIDE	38,833.00	25,000.00	0.00	0.00	Ongoing	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Non-Dwelling Structures Subtotal			38,833.00	25,000.00	0.00	0.00	
Non-Dwelling Equipment	Office Furniture & Equipment for Offices, Maintenance buildings/Community Centers	1475	PHA - WIDE	35,000.00	35,000.00	34,169.68	34,169.68	Ongoing
	Non-Dwelling Equipment Subtotal			35,000.00	35,000.00	34,169.68	34,169.68	
	GRAND TOTAL			1,178,370.00	1,178,370.00	308,345.02	308,345.02	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program No: GA06P2350105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Start date 9/7/05							
GA237-1							
Tobie Grant Manor	3/7/08			9/7/09			In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	3/7/08			9/7/09			In accordance with Notice 2001-26
Management Improvements	3/7/08			9/7/09			In accordance with Notice 2001-26
Community Policing Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Preventive Maintenance Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Operational Improvement Training	3/7/08			9/7/09			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/7/08			9/7/09			In accordance with Notice 2001-26
Resident Responsibility Training	9/7/08			9/7/09			In accordance with Notice 2001-26

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Dekalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision no: 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <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	234,139.00	234,139.00	234,139.00	234,139.00
3	1408 Management Improvements	50,765.00	50,765.00	50,765.00	50,765.00
4	1410 Administration	117,069.00	113,611.87	113,611.87	113,611.87
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	.00	.00	.00	.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	223,477.00	16,745.00	16,745.00	16,745.00
10	1460 Dwelling Structures	.00	.00	.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00	.00	.00
12	1470 Non dwelling Structures	.00	.00	.00	.00
13	1475 Non dwelling Equipment	210,000.00	210,000.00	210,000.00	210,000.00
14	1485 Demolition	133,065.04	136,522.17	136,522.17	136,522.17
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1499 Development Activities	202,183.96.00	408,915.96	408,915.96	206,732.00
19	1502 Contingency	.00	.00	.00	.00
	Amount of Annual Grant: (sum of lines 1-19)	1,170,699.00	1,170,699.00	1,170,699.00	968,515.04
20	Amount of line XX Related to LBP Activities	.00	.00	.00	.00
21	Amount of line XX Related to Section 504 compliance	.00	.00	.00	.00
22	Amount of line XX Related to Security - Soft Costs	.00	.00	.00	.00
23	Amount of Line XX Related to Security - Hard Costs	.00	.00	.00	.00
24	Amount of Line XX Related to Energy Conservation Measures	.00	.00	.00	.00
25	Collateralization Expenses or Debt Service	.00	.00	.00	.00

***Please see next page for explanation of highlighted areas above**

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

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)		
Part 1: Summary		
PHA Name: Housing Authority of the County of Dekalb, GA	Grant Type and Number Capital Fund Program Grant No: GA06P23750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision no: 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <input type="checkbox"/> Final Performance and Evaluation Report		

Explanation for Budget Revision:

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/06), it became necessary to develop a Strategic Plan and actions in order to complete the requirements as noted in the MOA. Therefore, funds needed to be transferred in the following development accounts.

Budget Revision in LOOCS:

Please decrease the “dispersed” column for Account #1450 by \$206,732.00 to \$16,745.00.
 Please increase the “dispersed” column for Account #1499 by \$206,732.00 to \$206,732.00.
 Several vouchers were posted to Account #1450 but should have been charged to Account # 1499.
 Vouchers were drawn down in the wrong account and need to be corrected in LOCCS.

Budget Revision to Development Accounts:

1410 decreased in Administration to provide funds for line items specific for completion of tasks included in MOA
 1450 decreased in Site Improvements to provide funds for other line items
 1485 increased in Demolition to provide funds for additional expense
 1499 increased in Development Activity to correct line items from 1470 to the correct development account 1499

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Operations	Tobie Grant Manor (200 units)	1406	TGM	67,900.00	67,900.00	234,139.00	234,139.00	complete
	Johnson Ferry East (498 units)	1406	JFE	166,239.00	166,239.00			
	Operations Subtotal			234,139.00	234,139.00	234,139.00	234,139.00	
Management Improvements	Record keeping & Computer Upgrades	1408	PHA - WIDE	10,000.00	0.00	0.00	0.00	reprogrammed
	Resident /Staff Training, technical assistance	1408	TGM & JFE	50,765.00	50,765.00	50,765.00	50,765.00	complete
	Management Improvements Subtotal			50,765.00	50,765.00	50,765.00	50,765.00	
Administration	Non-technical PHA salaries and employee contributions	1410	TGM	31,610.00	32,553.56	32,553.56	32,553.56	complete
		1410	JFE	77,390.00	81,058.31			
	Travel, advertising, printing, CGP activities	1410	PHA - WIDE	8,069.00	0.00	0.00	0.00	reprogrammed
	Administration Subtotal			117,069.00	113,611.87	113,611.87	113,611.87	
Fees & Costs	Architectural and/or Engineering	1430		.00	.00	.00	0.00	
	Consultants & Technical Assistance Fees	1430		.00	0.00	0.00	0.00	
	Sundry Expenses	1430		.00	0.00	0.00	0.00	
	Fees & Costs Subtotal			.00	0.00	0.00	0.00	
Site Improv								
TGM	Sewer work & sewer line Replacement	1450	as needed	30,000.00	0.00	0.00	0.00	reprogrammed
TGM	Install Driveways – Parking Pads	1450	as needed	40,000.00	0.00	0.00	0.00	reprogrammed
TGM	Install New Trees & Tree Pruning	1450	entire site	10,000.00	0.00	0.00	0.00	reprogrammed
TGM	Landscaping Grounds Upgrade	1450	entire site	15,000.00	0.00	0.00	0.00	reprogrammed
TGM	General Site Repairs	1450	entire site	20,000.00	0.00	0.00	0.00	reprogrammed
JFE	Landscaping & Grading	1450	entire site	30,000.00	0.00	0.00	0.00	reprogrammed
JFE	Install Signs with Lighting	1450	entire site	6,000.00	0.00	0.00	0.00	reprogrammed
JFE	Tree Planting & Preservation	1450	entire site	15,000.00	0.00	0.00	0.00	reprogrammed
TGM	Sidewalk & Pavement replacement	1450	entire site	40,000.00	0.00	0.00	0.00	reprogrammed
JFE	Install Retaining wall	1450	entire site	18,620.00	16,745.00	16,745.00	16,745.00	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Site Improvements Subtotal				223,477.00	16,745.00	16,745.00	16,745.00	
Dwelling	Structures							
TGM	Sub-Floor repair & Carpet/vinyl Installation	1460	12 units	0.00	.00	0.00	0.00	reprogrammed
TGM	Carpet/Vinyl replacement @ elderly units	1460	29 units	0.00	.00	0.00	0.00	reprogrammed
TGM	Range exhaust hood replacement.	1460	100 units	0.00	0.00	0.00	0.00	reprogrammed
TGM	Building Foundation repair	1460	12 units	.00	0.00	0.00	0.00	reprogrammed
TGM	Resurface / line Tubs	1460	100 units	.00	0.00	0.00	0.00	reprogrammed
TGM	Interior Painting of Apt Units	1460	43 units	.00	0.00	0.00	0.00	reprogrammed
TGM	Replace 2 windows in 3 BR Apt Units	1460	16 units	.00	0.00	0.00	0.00	reprogrammed
JFE	Roof Replacement / repairs	1460	4 bldgs	.00	0.00	0.00	0.00	reprogrammed
JFE	Interior Painting of Apt Units	1460	40 units	.00	.00	.00	0.00	reprogrammed
JFE	Siding repair / replacement	1460	4 bldgs	.00	.00	.00	0.00	reprogrammed
Dwelling Structures Subtotal				.00	.00	.00	0.00	
Dwelling Equip								
TGM	Range Replacement	1465.1	20 units	.00	.00	.00	0.00	reprogrammed
TGM	Refrigerator Replacement	1465.1	20 units	.00	.00	.00	0.00	reprogrammed
Dwelling Equipment Subtotal				.00	0.00	0.00	0.00	
Non Dwelling	Structures							
	Mangt Admin Building Repair and Upgrade	1470	1 bldg.	210,000.00	210,000.00	210,000.00	210,000.00	complete
Non-Dwelling	Non-Dwelling Equipment Subtotal			210,000.00	210,000.00	210,000.00	210,000.00	
Demolition	Demolition at JFE	1485	JFE	133,065.04	136,522.17	136,522.17	136,522.17	complete
Demolition Activity Subtotal				133,065.04	136,522.17	136,522.17	136,522.17	
Development	Development at JFE	1499	JFE	202,183.96	408,915.96	408,915.96	206,732.00	ongoing
Activity	Development Activity Subtotal			202,183.96	408,915.96	408,915.96	206,732.00	
GRAND TOTAL				1,170,699.00	1,170,699.00	1,170,699.00	968,515.04	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program No: GA06P2350104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Start date 9/14/04							
GA237-1							
Tobie Grant Manor	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Management Improvements	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Community Policing Program	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Preventive Maintenance Program	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Operational Improvement Training	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26
Resident Responsibility Training	9/13/06	3/31/06	09/13/06	9/13/08	6/30/07	9/13/06	In accordance with Notice 2001-26

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <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	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	212,048.00	212,048.00	212,048.00
3	1408 Management Improvements	180,500.00	212,048.00	212,048.00	212,048.00
4	1410 Administration	106,000.00	106,024.00	106,024.00	106,024.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	17,733.00	54,000.00	54,000.00	32,469.61
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	148,806.00	161,000.00	161,000.00	86,038.00
10	1460 Dwelling Structures	591,704.00	98,605.63	98,605.63	91,785.63
11	1465.1 Dwelling Equipment—Nonexpendable	15,500.00	13,000.00	13,000.00	6,144.00
12	1470 Non-dwelling Structures	0.00	35,332.37	35,332.37	0.00
13	1475 Non-dwelling Equipment	0.00	168,185.00	168,185.00	168,185.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines 1-19)	1,060,243.00	1,060,243.00	1,060,243.00	914,742.24
20	Amount of line XX Related to LBP Activities	0.00	0.00	0.00	0.00
21	Amount of line XX Related to Section 504 compliance	0.00	0.00	0.00	0.00
22	Amount of line XX Related to Security – Soft Costs	0.00	0.00	0.00	0.00
23	Amount of Line XX Related to Security - Hard Costs	0.00	0.00	0.00	0.00
24	Amount of Line XX Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
25	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

***Please see next page for explanation of highlighted areas above**

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Housing Authority of the County of DeKalb, GA	Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <input type="checkbox"/> Final Performance and Evaluation Report		

Explanation for Budget Revision:

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/06), it became necessary to develop a Strategic Plan and actions in order to complete the requirements as noted in the MOA. Therefore, funds needed to be transferred in the following development accounts.

Budget Revision in LOOCS:

Please decrease the “dispersed” column for Account #1410 by \$25.00 to \$106,024.00.
 Please increase the “dispersed” column for Account #1430 by \$25.00 to \$32,469.61.
 On 4-6-06 \$25.00 was drawn down in the wrong account and needs to be corrected in LOCCS.
 It also over-expends the authorized budget limit for line item #1410.

Budget Revision to Development Accounts:

- 1406 increased in Operational Costs to include Tobie Grant Manor (200 units) and Johnson Ferry East (498 units)
- 1408 increased in Management Improvements to provide funds for line items specific for completion of tasks included in MOA
- 1410 increased in Administration to provide funds for line items specific for completion of tasks included in MOA
- 1430 increased to Fees and Costs to provide technical assistance needed for compliance
- 1450 increased in Site Improvements to provide funds for other line items
- 1460 decreased in Dwelling Structures to provide funds for tasks in other line items
- 1465.1 decreased in Dwelling Equipment/Non-Expendable to provide funds for tasks in other line items
- 1470 increased in Non-Dwelling Structures to provide for renovations of the management office and improvements to maintenance shops
- 1475 increased in Non-Dwelling Equipment to improve the technology information system

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development # Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Operations									
	Tobie Grant Manor (200 units) Johnson Ferry East (498 units)		1406	TGM JFE	.00	61,495.00 150,553.00	61,495.00 150,553.00	61,495.00 150,553.00	completed
	Operations Subtotal				.00	212,048.00	212,048.00	212,048.00	
Management									
Improvements	Computer System Development & Upgrades		1408	PHA WIDE	7,500.00	.00	.00	.00	reprogrammed
	Record Keeping Improvements/ management		1408	PHA WIDE	.00	.00	.00	.00	
	Resident, Board, Staff Training & Trainer(s)		1408	PHA WIDE	13,000.00	54,196.00	54,196.00	54,196.00	complete
	General Technical Assistance		1408	TGM JFE	.00	14,500.00 101,252.00	14,500.00 101,252.00	14,500.00 101,252.00	complete
	Strategic Plan Development (per MOA)		1408	TGM JFE	.00	7,830.00 19,170.00	7,830.00 19,170.00	7,830.00 19,170.00	complete
	Energy Audit & Utility Study		1408	TGM JFE	.00	3,500.00 3,400.00	3,500.00 3,400.00	3,500.00 3,400.00	complete
	Physical Needs Assessment		1408	TGM JFE	.00	3,200.00 5,000.00	3,200.00 5,000.00	3,200.00 5,000.00	complete
	Management Improvements Subtotal				180,500.00	212,048.00	212,048.00	212,048.00	
Administration									
	Non-Technical PHA salaries & employee contributions		1410	TGM JFE	105,000.00	26,825.00 65,675.00	43,486.00 49,014.00	43,486.00 49,014.00	complete
	Travel, advertising, printing & procurement		1410	PHA WIDE	1,000.00	13,524.00	13,524.00	13,524.00	complete
	Administration Subtotal				106,000.00	106,024.00	106,024.00	106,024.00	
Fees & Costs									
	Architectural & Engineering Services, Consultants & Technical fees		1430	PHA WIDE	5,000.00	44,975.00	44,975.00	23,444.61	in progress
	Sundry Expenses		1430	PHA WIDE	2,733.00	2,815.00	2,815.00	2,815.00	complete

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development # Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	UPCS Inspections	1430	TGM / JFE	.00	6,210.00	6,210.00	6,210.00	complete	
	Fees & Costs Subtotal			17,733.00	54,000.00	54,000.00	32,469.61		
	Site Improvements								
TGM	Sewer work & sewer line replacement	1450	6 units	10,000.00	0.00	0.00	0.00	reprogrammed	
TGM	Sidewalk Installation	1450	entire site	20,000.00	10,000.00	10,000.00	10,000.00	Complete	
TGM	Playground repair, pressure washing, stain	1450	entire site	15,000.00	18,515.00	18,515.00	18,515.00	Complete	
TGM	Grading, retaining wall & concrete border	1450	entire site	20,658.00	0.00	0.00	0.00	reprogrammed	
TGM	Clear and Improve Storm Drains	1450	entire site	10,000.00	5,485.00	5,485.00	0.00	planning stage	
TGM	Tree/shrub pruning & mulch	1450	entire site	10,000.00	10,000.00	10,000.00	0.00	Ongoing	
TGM	Community Garden improvements	1450	garden area	0.00	10,000.00	10,000.00	2,123.00	Ongoing	
TGM	Landscaping & Site Improvements	1450	entire site	10,000.00	20,000.00	20,000.00	0.00	planning stage	
TGM	Parking lot - repair seal & stripe	1450	entire site	0.00	16,000.00	16,000.00	16,000.00	Complete	
JFE	Landscaping – Grading & moving storm line	1450	3 bldgs	10,000.00	30,000.00	30,000.00	30,000.00	Complete	
JFE	Install Entrance Sign with Lighting	1450	entrance	10,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Sidewalk & Pavement repair	1450	entire site	10,000.00	6,000.00	6,000.00	1,200.00	Ongoing	
JFE	Railing repair & Install Retaining wall	1450	entire site	13,148.00	0.00	0.00	0.00	reprogrammed	
JFE	Sewer line replacement and/or cleaning	1450	entire	0.00	15,000.00	15,000.00	3,200.00	Ongoing	

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development # Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
			site						
JFE	Tree/shrub pruning & mulch	1450	entire site	10,000.00	20,000.00	20,000.00	5,000.00	Ongoing	
	Site Improvements Subtotal			148,806.00	161,000.00	161,000.00	86,038.00		
Dwelling	Structures								
TGM	Bathroom Renovations	1460	as needed	.00	37,555.63	37,555.63	30,735.63	Ongoing	
TGM	Building Foundation repair & painting	1460	58 bldgs	15,000.00	50,350.00	50,350.00	50,350.00	Complete	
TGM	Install Vanity, resurface / line tubs in Baths	1460	30 units	15,500.00	.00	.00	.00	reprogrammed	
TGM	Interior Painting of Apt Units	1460	43 units	16,000.00	18,700.00	18,700.00	10,700.00	Complete	
TGM	Replace 2 windows in 3 BR Apt Units	1460	8 units	17,300.00	0.00	0.00	0.00	reprogrammed	
TGM	Insulation in Attics	1460	20 bldgs	30,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Roof Replacement / repairs	1460	2 bldgs	10,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Foundation work, ground work & demolition	1460	10 units	74,904.00	0.00	0.00	0.00	reprogrammed	
JFE	Framing, roofing, walls/doors/windows	1460	10 units	112,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Mechanical -HVAC, electrical, plumbing etc	1460	10 units	221,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Framing, roofing, walls/doors/windows	1460	10 units	112,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Mechanical -HVAC, electrical, plumbing etc	1460	10 units	221,000.00	0.00	0.00	0.00	reprogrammed	
JFE	Carpentry, sheetrock, flooring, carpet, paint	1460	10 units	80,000.00	0.00	0.00	0.00	reprogrammed	
	Dwelling Structures Subtotal			591,704.00	98,605.63	98,605.63	91,785.63		
Dwelling	Equipment								
TGM	Range & Refrigerator Replacement	1465.1	10 units	6,500.00	6,500.00	6,500.00	2,450.00	Ongoing	
JFE	Range & Refrigerator Replacement	1465.1	10 units	9,000.00	6,500.00	6,500.00	3,694.00	Ongoing	
	Dwelling Equipment Subtotal			15,500.00	13,000.00	13,000.00	6,144.00		

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development # Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Non-dwelling Structures	Improvements to Maintenance shops	1470	TGM	.00	2,500.00	2,500.00	0.00	Ongoing	
	Central Office repair/ upgrade (30% of cost)	1470	PHA WIDE	.00	30,332.37	30,332.37	0.00	Ongoing	
	Non-Dwelling Structures Subtotal			.00	35,332.37	35,332.37	0.00		
Non-dwelling Equipment	Computer Equipment & hardware needed as referenced in MOA (30% of total cost)	1475	PHA – WIDE	.00	168,185.00	168,185.00	168,185.00	Compete	
	Non-Dwelling Equipment Subtotal			.00	168,185.00	168,185.00	168,185.00		
	GRAND TOTAL			1,060,243.00	1,060,243.00	1,060,243.00	914,717.24		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of DeKalb, GA				Grant Type and Number Capital Fund Program No: GA06P2350103 Replacement Housing Factor No:			Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (actual date) (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Start date 7/1/03							
GA237-1							
Tobie Grant Manor	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Management Improvements	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Community Policing Program	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Preventive Maintenance Program	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Operational Improvement Training	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Resident Responsibility Training	12/31/04	09/01/05	9/16/05	6/30/06	6/30/06		In accordance with Notice 2001-26

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 <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	42,260.00	42,260.00	42,260.00	42,260.00
3	1408 Management Improvements	42,260.00	42,260.00	42,260.00	42,260.00
4	1410 Administration	21,130.00	21,130.00	21,130.00	21,130.00
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	26,550.00	26,849.44	26,849.44	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	67,008.00	67,008.00	67,008.00	67,008.00
10	1460 Dwelling Structures	9,094.00	9,094.00	9,094.00	9,094.00
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00	.00	.00
12	1470 Non-dwelling Structures	.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	3,000.00	2,700.56	2,700.56	2,700.56
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1499 Development Activities	.00	.00	.00	.00
19	1502 Contingency	.00	.00	.00	.00
	Amount of Annual Grant: (sum of lines 1-19)	211,302.00	211,302.00	211,302.00	184,452.56
20	Amount of line XX Related to LBP Activities	.00	.00	.00	.00
21	Amount of line XX Related to Section 504 compliance	.00	.00	.00	.00
22	Amount of line XX Related to Security – Soft Costs	.00	.00	.00	.00
23	Amount of Line XX Related to Security - Hard Costs	.00	.00	.00	.00
24	Amount of Line XX Related to Energy Conservation measures	.00	.00	.00	.00
25	Collateralization Expenses or Debt Service	.00	.00	.00	.00

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Housing Authority of the County of DeKalb, GA	Grant Type and Number Capital Fund Program Grant No: GA06P23750203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/06 Final Performance and Evaluation Report		

Revision Explanation:

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/05), it became necessary to develop a Strategic Plan, complete Board and Staff training, improve all reporting measures and implement more effective administrative tools for compliance.

Therefore, funds needed to be increased or decreased into the following development accounts:

- 1430 decreased in Fees and Costs to provide funds for tasks in other line items
- 1450 increased in Site Improvements to provide funds for new tasks in other line items
- 1460 increased in Dwelling Structures to provide funds for new tasks in other line items
- 1470 decreased in Non-Dwelling Structures to provide funds for tasks in other line items
- 1475 decreased in Non-dwelling Equipment to provide funds for tasks in other line items

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
						Period Ending:		
Dev. Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct.	Quantity location	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
Operations	Operations/Tobie Grant Manor (200 units)	1406	TGM	12,255.00	12,255.00	12,255.00	12,255.00	complete
	Operations/Johnson Ferry East (498 units)	1406	JFE	30,005.00	30,005.00	30,005.00	30,005.00	
	Operations Subtotal			42,260.00	42,260.00	42,260.00	42,260.00	
Management	Resident, Board & Staff Training & Trainers	1408	PHA – WIDE	15,000.00	15,000.00	15,000.00	15,000.00	complete
Improvements	Compliance technical assistance per MOA	1408	PHA – WIDE	20,260.00	20,260.00	20,260.00	20,260.00	complete
	Record keeping / management	1408	PHA – WIDE	2,500.00	2,500.00	2,500.00	2,500.00	complete
	Computer System Upgrades	1408	PHA – WIDE	4,500.00	4,500.00	4,500.00	4,500.00	complete
	Management Improvements Subtotal			42,260.00	42,260.00	42,260.00	42,260.00	
Administratio n	Non-Technical PHA salaries & employee contributions TGA (29%) JFE (71%)	1410	TGA (29%) JFE (71%)	6,128.00	6,128.00	6,128.00	6,128.00	complete
	Administration Subtotal			21,130.00	21,130.00	21,130.00	21,130.00	
Fees & Costs	Architectural & Engineering Fees, Legal fees, Technical Assistance Fees	1430	PHA WIDE	24,000.00	24,300.00	24,300.00	.00	In progress
	Sundry Expenses as per regulations Procurement expenses	1430	PHA – WIDE	2,550.00	2,549.44	2,549.44	.00	In progress
	Fees & Costs Subtotal			26,550.00	26,849.44	26,849.44	.00	
Site	Improvements							
TGM	Sidewalk Replacement/repair	1450	entire site	.00	.00	.00	.00	reprogrammed
TGM	Repair Driveways, Parking Pads , sidewalks	1450	as needed	.00	.00	.00	.00	reprogrammed
TGM	Landscaping & Site Improvements	1450	entire site	67,008.00	67,008.00	67,008.00	67,008.00	complete
JFE	Tree Planting & Preservation	1450	entire site	.00	.00	.00	.00	reprogrammed
JFE	Sidewalk & Pavement replacement/repair	1450	entire site	.00	.00	.00	.00	reprogrammed
JFE	Landscaping, grading & moving storm line	1450	3 bldgs	.00	.00	.00	.00	reprogrammed
	Site Improvement Subtotal			67,008.00	67,008.00	67,008.00	67,008.00	

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
						Period Ending:		
Dev. Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct.	Quantity location	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
Dwelling	Structures							
TGM	Install Vanity in Baths	1460	30 units	0.00	0.00	.00	.00	reprogrammed
TGM	Resurface / line Tubs	1460	20 units	0.00	0.00	0.00	.00	reprogrammed
TGM	Interior Painting of Apt Units	1460	20 units	0.00	2,300.00	2,300.00	2,300.00	completed
TGM	Replace 2 windows in 3 BR Apt Units	1460	8 units	0.00	1,000.00	1,000.00	1,000.00	completed
JFE	Building replacement including foundation work, ground work and demolition	1460	10 units	0.00	5,794.00	5,794.00	5,794.00	completed
JFE	Building construction including framing, roofing, exterior walls, doors, windows	1460	10 units	0.00	0.00	0.00	0.00	reprogrammed
JFE	Mechanical work includes HVAC electrical, plumbing, appliances & hot water heaters	1460	10 units	0.00	0.00	0.00	0.00	reprogrammed
JFE	New living space including carpentry, sheetrock, flooring, carpeting, painting, etc	1460	10 units	0.00	0.00	0.00	0.00	reprogrammed
TGM	Replacement of exterior door jams	1460	15 units	9,094.00	.00	.00	.00	reprogrammed
	Dwelling Structures Subtotal			9,094.00	9,094.00	9,094.00	9,094.00	
Non-Dwelling Structures	Improvement to Central Management Office (30% of total cost)	1470	1 bldg	.00	0.00	0.00	0.00	
	Non-Dwelling Structures Subtotal			.00	0.00	0.00	0.00	
Non-Dwelling Equipment	Copier for Management Office	1475	TGM	3,000.00	2,700.56	2,700.56	2,700.56	Complete
	Non-Dwelling Equipment Subtotal			3,000.00	2,700.56	2,700.56	2,700.56	
	GRAND TOTAL			211,302.00	211,302.00	211,302.00	184,452.56	

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

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of DeKalb, GA			Grant Type and Number Capital Fund Program No: GA06P2350103 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Start date 2/13/04							
GA237-1							
Tobie Grant Manor	12/31/04	12/31/05	1/31/06	6/30/06	6/30/06		In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	12/31/04	12/31/05	1/13/06	6/30/06	6/30/06		In accordance with Notice 2001-26
Management Improvements	12/31/04	12/31/05	1/10/06	6/30/06	6/30/06	7/3/06	In accordance with Notice 2001-26
Community Policing Program	12/31/04	12/31/05	12/31/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Preventive Maintenance Program	12/31/04	12/31/05	12/31/05	6/30/06	6/30/06		In accordance with Notice 2001-26
Operational Improvement Training	12/31/04	12/31/05	1/31/06	6/30/06	6/30/06	7/3/06	In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	12/31/04	12/31/05	1/31/06	6/30/06	6/30/06	7/3/06	In accordance with Notice 2001-26
Resident Responsibility Training	12/31/04	12/31/05	1/31/06	6/30/06	6/30/06	7/3/06	In accordance with Notice 2001-26