# FY2025 Capital Fund Program Annual Statement and Five-Year Plan

## Part I: Summary

| PHA Name/Number: McDonough Housing Authority / GA182 | | | Locality (McDonough/Henry Co.: Georgia) | | ☒Original 5-Year Plan ☐Revision No: | |
|---|---|---|---|---|---|---|
| A. | Development Number and Name | Work Statement for Year 1 FFY 2025 | Work Statement for Year 2 FFY 2026 | Work Statement for Year 3 FFY 2027 | Work Statement for Year 4 FFY 2028 | Work Statement for Year 5 FFY 2029 |
| B. | Physical Improvements Subtotal | Annual Statement | $191,000.00 | $191,000.00 | $191,000.00 | $191,000.00 |
| C. | Management Improvements | | $16,000.00 | $16,000.00 | $16,000.00 | $16,000.00 |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | $90,000.00 | $90,000.00 | $90,000.00 | $90,000.00 |
| E. | Administration | | $0.00 | $0.00 | $0.00 | $0.00 |
| F. | Other | | $25,000.00 | $25,000.00 | $25,000.00 | $25,000.00 |
| G. | Operations | | $32,858.00 | $32,858.00 | $32,858.00 | $32,858.00 |
| H. | Demolition | | $0.00 | $0.00 | $0.00 | $0.00 |
| I. | Development | | $0.00 | $0.00 | $0.00 | $0.00 |
| J. | Capital Fund Financing – Debt Service | | $0.00 | $0.00 | $0.00 | $0.00 |
| K. | Total CFP Funds | | $354,858.00 | $354,858.00 | $354,858.00 | $354,858.00 |
| L. | Total Non-CFP Funds | | $0.00 | $0.00 | $0.00 | $0.00 |
| M. | Grand Total | | $354,858.00 | $354,858.00 | $354,858.00 | $354,858.00 |

## Part I: Summary (Continuation)

| PHA Name/Number McDonough Housing Authority / GA182 | | | Locality (McDonough/Henry Co.: Georgia) | | ☒Original 5-Year Plan ☐Revision No: | |
|---|---|---|---|---|---|---|
| A. | Development Number and Name | Work Statement for Year 1 FFY 2025 | Work Statement for Year 2 FFY 2026 | Work Statement for Year 3 FFY 2027 | Work Statement for Year 4 FFY 2028 | Work Statement for Year 5 FFY 2029 |
| | PHA Wide | Annual Statement | $354,858.00 | $354,858.00 | $354,858.00 | $354,858.00 |
| | GA182-01 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

## Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY 2025 | Work Statement for Year 2 FFY 2026 | | | Work Statement for Year: 3 FFY 2027 | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | | | | | | |
| Annual | **Operations/ PHA-Wide** | | | **Operations/ PHA-Wide** | | |
| Statement | Operations | LS | $32,858.00 | Operations | LS | $32,858.00 |
| | **Subtotal 1406** | | **$32,858.00** | **Subtotal 1406** | | **$32,858.00** |
| | | | | | | |
| | **Management Improvements / PHA-Wide** | | | **Management Improvements / PHA-Wide** | | |
| | Staff Training | LS | $16,000.00 | Staff Training | LS | $16,000.00 |
| | **Subtotal 1408** | | **$16,000.00** | **Subtotal 1408** | | **$16,000.00** |
| | | | | | | |
| | **Fees and Costs/PHA-Wide** | | | **Fees and Costs/PHA-Wide** | | |
| | Construction management fees | LS | $20,000.00 | Construction management fees | LS | $20,000.00 |
| | Consulting fees | LS | $5,000.00 | Consulting fees | LS | $5,000.00 |
| | **Subtotal 1480** | | **$25,000.00** | **Subtotal 1480** | | **$25,000.00** |
| | | | | | | |
| | **Site Improvements / PHA-Wide** | | | **Site Improvements / PHA-Wide** | | |
| | Landscaping, erosion control and signage | LS | $3,000.00 | Landscaping, erosion control and signage | LS | $3,000.00 |
| | **Subtotal 1480** | | **$3,000.00** | **Subtotal 1480** | | **$3,000.00** |
| | | | | | | |
| | **Dwelling Structures/PHA-Wide** | | | **Dwelling Structures/PHA-Wide** | | |
| | Renovate kitchens, bathrooms and floors | 5 Units | $125,000.00 | Renovate kitchens, bathrooms and floors | 5 Units | $125,000.00 |
| | Exterior stonework at dwelling units | LS | $50,000.00 | Exterior stonework at dwelling units | LS | $40,000.00 |
| | **Subtotal 1480** | | **$175,000.00** | Replace roofing | 2 Units | $10,000.00 |
| | | | | **Subtotal 1480** | | **$175,000.00** |
| | | | | | | |
| | Continued on next page | | | Continued on next page | | |

## Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY 2025 | Work Statement for Year 2 FFY 2026 | | | Work Statement for Year: 3 FFY 2027 | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | | | | | | |
| Annual | | | | | | |
| Statement | | | | | | |
| | **Dwelling Equipment/PHA-Wide** | | | **Dwelling Equipment/PHA-Wide** | | |
| | Replace ranges | 6 Each | $3,000.00 | Replace ranges | 5 Each | $3,000.00 |
| | Replace refrigerators | 6 Each | $4,000.00 | Replace refrigerators | 5 Each | $4,000.00 |
| | Replace water heaters | 5 Each | $6,000.00 | Replace water heaters | 5 Each | $6,000.00 |
| | **Subtotal 1480** | | **$13,000.00** | **Subtotal 1480** | | **$13,000.00** |
| | | | | | | |
| | **Non-Dwelling Equipment/PHA-Wide** | | | **Non-Dwelling Equipment/PHA-Wide** | | |
| | New Community Center | LS | $90,000.00 | New Community Center | LS | $90,000.00 |
| | **Subtotal 1480** | | **$90,000.00** | **Subtotal 1480** | | **$90,000.00** |
| | Subtotal of Estimated Cost | | $354,858.00 | Subtotal of Estimated Cost | | $354,858.00 |

## Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY 2025 | Work Statement for Year 4 FFY 2028 | | | Work Statement for Year: 5 FFY 2029 | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | | | | | | |
| Annual | **Operations/ PHA-Wide** | | | **Operations/ PHA-Wide** | | |
| Statement | Operations | LS | $32,858.00 | Operations | LS | $32,858.00 |
| | **Subtotal 1406** | | **$32,858.00** | **Subtotal 1406** | | **$32,858.00** |
| | | | | | | |
| | **Management Improvements / PHA-Wide** | | | **Management Improvements / PHA-Wide** | | |
| | Staff training | LS | $16,000.00 | Staff training | LS | $16,000.00 |
| | **Subtotal 1408** | | **$16,000.00** | **Subtotal 1408** | | **$16,000.00** |
| | | | | | | |
| | **Fees and Costs/PHA-Wide** | | | **Fees and Costs/PHA-Wide** | | |
| | Construction management fees | LS | $20,000.00 | Construction management fees | | $20,000.00 |
| | Consulting and architectural fees | LS | $5,000.00 | Consulting and architectural fees | LS | $5,000.00 |
| | **Subtotal 1480** | | **$25,000.00** | **Subtotal 1480** | | **$25,000.00** |
| | | | | | | |
| | **Site Improvements / PHA-Wide** | | | **Site Improvements / PHA-Wide** | | |
| | Landscaping, erosion control and signage | LS | $3,000.00 | Landscaping, erosion control and signage | LS | $3,000.00 |
| | **Subtotal 1480** | | **$3,000.00** | **Subtotal 1480** | | **$3,000.00** |
| | | | | | | |
| | **Dwelling Structures/PHA-Wide** | | | **Dwelling Structures/PHA-Wide** | | |
| | Renovate kitchens, bathrooms and floors | 5 Units | $125,000.00 | Renovate kitchens, bathrooms and floors | 5 Units | $125,000.00 |
| | Exterior stonework at dwelling units | LS | $40,000.00 | Exterior stonework at dwelling units | LS | $40,000.00 |
| | Replace roofing | 2 Units | $10,000.00 | Replace roofing | 2 Units | $10,000.00 |
| | **Subtotal 1480** | | **$175,000.00** | **Subtotal 1480** | | **$175,000.00** |
| | | | | | | |
| | Continued on next page | | | Continued on next page | | |

## Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY 2025 | Work Statement for Year 4 FFY 2028 | | | Work Statement for Year: 5 FFY 2029 | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | | | | | | |
| Annual | | | | | | |
| Statement | | | | | | |
| | **Dwelling Equipment/PHA-Wide** | | | **Dwelling Equipment/PHA-Wide** | | |
| | Replace ranges | 5 Each | $3,000.00 | Replace ranges | 5 Each | $3,000.00 |
| | Replace refrigerators | 5 Each | $4,000.00 | Replace refrigerators | 5 Each | $4,000.00 |
| | Replace water heaters and HVAC | 1 Each | $6,000.00 | Replace water heaters and HVAC | 1 Each | $6,000.00 |
| | **Subtotal 1480** | | **$13,000.00** | **Subtotal 1480** | | **$13,000.00** |
| | | | | | | |
| | | | | | | |
| | **Non-Dwelling Equipment/PHA-Wide** | | | **Non-Dwelling Equipment/PHA-Wide** | | |
| | New Community Center | LS | $90,000.00 | New Community Center | LS | $90,000.00 |
| | **Subtotal 1480** | | **$90,000.00** | **Subtotal 1480** | | **$90,000.00** |
| | Subtotal of Estimated Cost | | $354,858.00 | Subtotal of Estimated Cost | | $354,858.00 |

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
**Expires 6/30/2017**

**Part I: Summary**

| **PHA Name: McDonough Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: GA01P18250125 Replacement Housing<br>Factor Grant No:<br>Date of CFFP: _____: | **FFY of Grant:**<br>**2025**<br>**FFY of Grant Approval:**<br>**2025** |
|---|---|---|

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: )**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

| **Line** | **Summary by Development Account** | **Total Estimated Cost** | | **Total Actual Cost** [1] | |
|---|---|---|---|---|---|
| | | **Original** | **Revised** [2] | **Obligated** | **Expended** |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) [3] | $32,858.00 | | | |
| 3 | 1408 Management Improvements | $16,000.00 | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1480 General Capital Activity | $306,000.00 | | | |
| 6 | 1492 Moving to Work Demonstration | | | | |
| 7 | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 8 | 1503 RAD-CFP | | | | |
| 9 | 1504 RAD Investment Activity | | | | |
| 10 | 1504 RAD-CPT | | | | |
| 11 | 9000 Debt Reserves | | | | |
| 12 | 9001 Bond Debt Obligation paid Via System of Direct Payment | | | | |
| 13 | 9002 Loan Debt Obligation paid Via System of Direct Payment | | | | |
| 14 | 9900 Post Audit Adjustment | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |



form **HUD-50075.1** (7/2014)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
**Expires 6/30/2017**

**Part I: Summary**

| **PHA Name: McDonough Housing Authority** | **Grant Type and Number**<br>Capital Fund Program Grant No: GA01P18250125 Replacement Housing Factor Grant No:<br>Date of CFFP: _____: | **FFY of Grant:**<br>**2025**<br>**FFY of Grant Approval:**<br>**2025** |
|---|---|---|

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: )**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

| **Line** | **Summary by Development Account** | **Total Estimated Cost** | | **Total Actual Cost** [1] | |
|---|---|---|---|---|---|
| | | **Original** | **Revised** [2] | **Obligated** | **Expended** |
| | | | | | |
| | | | | | |
| 15 | Amount of Annual Grant: (sum of line 2- 14) | $354,858.00 | | | |
| 16 | Amount of Line 20 Related to LBP Activities | | | | |
| 17 | Amount of Line 20 Related to Section 504 Activities | | | | |
| 18 | Amount of Line 20 Related to Security - Soft Costs | | | | |
| 19 | Amount of Line 20 Related to Security - Hard Costs | | | | |
| 20 | Amount of Line 20 Related to Energy Conservation Measures | | | | |
| | **Total Amount Annual Grant** | **$354,858.00** | | | |
| | **Signature of Executive Director** | **Date** | **Signature of Public Housing Director** | | **Date** |

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

**Part II: Supporting Pages**

| **PHA Name:** McDonough Housing Authority | | **Grant Type and Number**<br>Capital Fund Program Grant No: GA01P18250125 CFFP (Yes/No):<br>Replacement Housing Factor Grant No: | | | | **Federal FY of Grant: 2025** | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised [1] | Funds Obligated [2] | Funds Expended [2] | |
| | **Operations** | | | | | | | |
| PHA-Wide | Operations | 1406 | LS | $32,858.00 | | | | |
| | **Subtotal 1406** | | | **$32,858.00** | | | | |
| | | | | | | | | |
| | **Management Improvements** | | | | | | | |
| PHA-Wide | Staff training | 1408 | LS | $16,000.00 | | | | |
| | **Subtotal 1408** | | | **$16,000.00** | | | | |
| | | | | | | | | |
| | **Fees and Costs** | | | | | | | |
| PHA-Wide | Construction management fees | 1480 | LS | $20,000.00 | | | | |
| PHA-Wide | Consulting and Architectural fees | 1480 | LS | $5,000.00 | | | | |
| | **Subtotal 1480** | | | **$25,000.00** | | | | |
| | | | | | | | | |
| | **Site Improvements** | | | | | | | |
| PHA-Wide | Landscaping, erosion control & signage | 1480 | LS | $3,000.00 | | | | |
| | **Subtotal 1480** | | | **$3,000.00** | | | | |
| | | | | | | | | |
| | **Dwelling Structures** | | | | | | | |
| PHA-Wide | Renovate kitchens, bathrooms and floors | 1480 | 5 Units | $125,000.00 | | | | |
| PHA-Wide | Exterior stonework at dwelling units | 1480 | LS | $50,000.00 | | | | |
| | **Subtotal 1480** | | | **$175,000.00** | | | | |

**Part II: Supporting Pages**

| **PHA Name:** McDonough Housing Authority | | **Grant Type and Number**<br>Capital Fund Program Grant No: GA01P18250125 CFFP (Yes/No):<br>Replacement Housing Factor Grant No: | | | | **Federal FY of Grant: 2025** | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised [1] | Funds Obligated [2] | Funds Expended [2] | |
| | **Dwelling Equipment** | | | | | | | |
| PHA-Wide | Replace ranges | 1480 | 5 Each | $3,000.00 | | | | |
| PHA-Wide | Replace refrigerators | 1480 | 5 Each | $4,000.00 | | | | |
| PHA-Wide | Replace water heaters | 1480 | 5 Each | $6,000.00 | | | | |
| | **Subtotal 1480** | | | **$13,000.00** | | | | |
| | | | | | | | | |
| | **Non-Dwelling Structures** | | | | | | | |
| PHA-Wide | New Community Center | 1480 | LS | $90,000.00 | | | | |
| | **Subtotal 1480** | | | **$90,000.00** | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **CFP Total Grant** | | | **$354,858.00** | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report

**Part III: Implementation Schedule for Capital Fund Financing Program**

| **PHA Name:** | | | | | **Federal FFY of Grant: 2025** |
|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates [1] |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| | | | | | |
| PHA Wide | 06/30/2027 | | 06/30/2029 | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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