

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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

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

Streamlined Annual PHA Plan

For Fiscal Year: 2004

PHA Name: Georgia Department of Community Affairs

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: Georgia Department of Community Affairs

PHA Number: GA901v

PHA Fiscal Year Beginning: (07/2004)

PHA Programs Administered:

Public Housing and Section 8
 X Section 8 Only
 Public Housing Only

Number of public housing units:
Number of S8 units:

Number of S8 units:

Number of public housing 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: Michael Timm
TDD: 404-679-4915
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Phone: 404-679-1726
Email (if available):

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 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies
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(y) 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 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.

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

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?

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)

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 and Replacement Activities (Non-Capital Fund)

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

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

HOPE VI Revitalization Grant Status	
a. Development 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:

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

3. Program Description:

A. General

1) DCA will operate a Section 8/Homeownership program pursuant to 24 CFR 982.625 in order to expand homeownership opportunities to households that receive Section 8 Rental Assistance in which the head of household, spouse or dependant is disabled. The program will enable an eligible household to purchase a home utilizing the Section 8 Housing Assistance Payment (HAP) as income for the purpose of qualifying for a mortgage loan.

- 2) A minimum down payment of at least three (3) percent of the purchase price is required and at least 1% of the purchase price must come from the family's personal resources.
- 3) The DCA requires that financing for purchase of a home under its Section 8 homeownership program:
 - (1) Be provided, insured, or guaranteed by the state or Federal government;
 - (2) Comply with secondary mortgage market underwriting requirements; or,
 - (3) Comply with generally accepted private sector underwriting standards.

B. Eligible Applicants

(1.) A Household receiving Section 8 Rental Assistance and that has a household member with a qualified disability, as determined by DCA Section 8 guidelines, will meet the immediate threshold for participating in the program.

A qualified disability will be determined in all cases by the applicant's ability to demonstrate current designation by the U.S. Social Security Administration as an individual or other household member receiving benefits through the SSI or the SSDI programs. The Social Security Administration broadly defines a disability as "the inability to do any kind of substantial gainful work because of a physical or mental impairment (or combination of impairments) which is expected to last at least 12 months or end in death."

(2.) Additionally, the household must meet each of the following guidelines:

- Must currently be receiving from DCA and have received Section 8 Rental Assistance from a DCA for the past two years.
- Must have a minimum annual household income of \$10,300 (not including any welfare assistance).
- Must be a first-time homebuyer as defined by HUD.

C. Initial Requirements

Before commencing homeownership assistance for a family, the DCA will determine that all of the following initial requirements have been satisfied:

- 1) The family is qualified to receive homeownership assistance,
- 2) The unit is eligible, and
- 3) The family has satisfactorily completed the DCA program of required pre-assistance homeownership counseling.

D. Eligible Units

- 1) The DCA must determine that the unit satisfies all of the following requirements:
 - i. The unit is eligible;

- ii. The unit was either under construction or already existing at the time DCA determined that the family was eligible for homeownership assistance to purchase the unit;
 - iii. The unit is either a one-unit property or a single dwelling unit in a cooperative or condominium;
 - iv. The unit has been inspected by a DCA inspector and by an independent inspector designated by the family.; and
 - v. The unit satisfies the HQS
- 2) DCA may not commence homeownership assistance for occupancy of a home if it has been informed (by HUD or otherwise) that the seller of the home is debarred, suspended, or subject to a limited denial of participation.

E. Home Inspections and Contract of Sale

1. DCA shall not commence homeownership assistance for a family unit until DCA has inspected the unit and has determined that the unit passes HQS.
2. An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.
3. The independent inspector must provide a copy of the inspection report both to the family and to DCA. DCA may not commence homeownership assistance for the family until DCA has reviewed the inspection report of the independent inspector. Even if the unit otherwise complies with the HQS (and may qualify for assistance under the DCA's tenant -based rental voucher program), DCA shall have discretion to disapprove the unit for assistance under the homeownership option because of information in the inspection report.
4. Before commencement of homeownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give DCA a copy of the contract of sale. The contract of sale must:
 - (1) Specify the price and other terms of sale by the seller to the purchaser;
 - (2) Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
 - (3) Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;

- (4) Provide that the purchaser is not obligated to pay for any necessary repairs; and
- (5) Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

F. Financing purchase of a home; affordability of purchase

- 1.) Households will secure their own financing through one of DCA's approved lenders. The household will seek credit pre-approval from the lender prior to contacting a real estate professional and searching for a home. Lenders will credit underwrite and qualify the household in accordance with FHA guidelines. The lender will pre-approve the household, taking into consideration their monthly housing assistance payment (HAP).
- 2) The terms and conditions for financing a loan will be in accordance with Homebuyer and OwnHOME program guidelines. However, the following additional guidelines have been implemented to ensure quality and affordability for households participating in the Home at Last (HAL) pilot program:
 - (a) The loans will be uninsured but written to correspond with FHA underwriting guidelines;
 - (b) The household will be required to make a down payment of 1% of the purchase price from their personal resources, which may include gift or grant funds;
 - (c) The first mortgage will be a DCA Home Buyer program loan. Home Buyer loans are 30-year fixed rate, below market interest rate mortgages;
 - (d) The second mortgage will be an enhanced version of DCA's OwnHOME loan; and
 - (e) DCA requires a 20% down payment for participation in the HAL pilot program. The OwnHOME loan will provide up to \$20,000 for down payment and cover a portion of the closing costs and pre-paid items associated with the home purchase. However, if the down payment plus closing costs and/or pre-paid items exceed \$20,000, then the household is responsible for the difference.

G. Continued assistance requirements; Family obligations

- 1) Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the DCA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the DCA the homeownership assistance for the month when the family moves out.
- 2) The family must comply with the following obligations:

- a) The family must attend and complete post-purchase homeownership and housing counseling.
- b) The family must comply with the terms of any mortgage securing debt incurred to purchase the home (or any refinancing of such debt.)
- c) The family must notify the DCA before the family moves out of the home.
- d) The family must notify the DCA if the family defaults on a mortgage securing any debt incurred to purchase the home.
- e) During the time the family receives homeownership assistance under this subpart, no family member may have any ownership interest in any other residential property.
- f) Before commencement of homeownership assistance, the family must execute a statement of family obligations in the form prescribed by HUD. In the statement, the family agrees to comply with all family obligations under the homeownership program.

H. Maximum term of Homeownership Assistance

- 1) Section 8 homeownership assistance may only be paid for a maximum period of 30 years for those households with a head of household or their spouse qualifying as disabled. All other households will receive the Section 8 homeownership assistance for a maximum period of 15 years. The maximum term for homeownership assistance applies to any member of the household who has an ownership interest in the property during any time that homeownership payments are made.
- 2.) If during the course of homeownership assistance, a household, qualifying for the 30-year HAP assistance ceases to qualify as disabled, such as the demise of the disabled spouse, the maximum term of the HAP assistance becomes 15 years applicable from the date homeownership assistance commenced. However, a household must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the household is otherwise eligible to receive Section 8 homeownership assistance).

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 10-20 families per year

b. PHA-established eligibility criteria

X 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

Eligible Applicants

(1.) A Household receiving Section 8 Rental Assistance and that has a household member with a qualified disability, as determined by DCA Section 8 guidelines, will meet the immediate threshold for participating in the program.

A qualified disability will be determined in all cases by the applicant's ability to demonstrate current designation by the U.S. Social Security Administration as an individual or other household member receiving benefits through the SSI or the SSDI programs. The Social Security Administration broadly defines a disability as "the inability to do any kind of substantial gainful work because of a physical or mental impairment (or combination of impairments) which is expected to last at least 12 months or end in death."

(2.) Additionally, the household must meet each of the following guidelines:

- Must currently be receiving from DCA and have received Section 8 Rental Assistance from a DCA for the past two years.
- Must have a minimum annual household income of \$10,300 (not including any welfare assistance).
Must be a first-time homebuyer as defined by HUD.

c. What actions will the PHA undertake to implement the program this year (list) Will mail letters of interest to the next 40-60 potentially eligible participants

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

X 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:) Work in conjunction with the Department of Human Resources to assist designated "Special Needs" population

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Approximately 125 in Floyd, Hall Dougherty, Clarke & Gwinnett counties. Approximately 77 in Cherokee county

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: Georgia

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

The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

(4) Other information requested by HUD

The Five Year Plan and the Annual Plan were on display for public comment with all supporting documents at the Georgia Department of Community Affairs (DCA) Atlanta Office 60 Executive Park South, NE, Atlanta, GA 30329-2231 and Five year and Annual Plan were on display at DCA's Regional offices. The comment period lasted from February 2004 until April 2004 A Public Hearing was held at DCA Atlanta Office on

March 15,2004 at 3:00 PM..

The Resident Advisory Board was mailed a copy of the Five Year and Annual Plan on February 12004. The Resident Advisory Board had an opportunity to comment on the Five Year Plan and Annual Plan until March 15, 2004.

Attachments

- A. In order to facilitate mobility and give program participants the maximum flexibility in locating housing, program participants are encouraged to look for housing in any of the one hundred forty nine (149) counties in the Georgia Department of Community Affairs (DCA) jurisdiction. Eligible families are also advised they may relocate in other housing authorities' jurisdictions through the portability process if suitable housing is not available in the jurisdiction that issued the original subsidy. Families will be given a list of housing authorities within the State of Georgia.**

DCA will investigate and analyze when voucher holders are experiencing difficulties locating of obtaining housing units outside areas of concentration.

The assistance provided to families experiencing difficulties locating or obtaining housing units outside areas of concentration includes:

Briefing the family about the benefits of moving outside the areas with a high concentration of poverty;

Formal or informal discussion with landlord groups;

Formal or informal discussion with social service agencies.

DCA's Payment Standard for its entire jurisdiction of one hundred forty nine (149) counties is set at one hundred ten (110) per cent of the HUD established Fair Market Rent for the area (with the exception of the Atlanta MSA counties which remained the same as the previous year). The Payment Standard will change annually, October 1, the same date HUD Fair Market Rents are effective. DCA relies on the HUD Fair Market Rent standard for establishing rents at a level that is high enough to allow families to select units in areas of low density and poverty, but low enough so that a maximum number of families may receive housing assistance.

B. STATEMENT OF PROGRESS IN MEETING THE FIVE YEAR PLAN MISSION AND GOALS

The Georgia Department of Community Affairs (DCA) 100% participation in DCA's FSS program. 46 percent of DCA's FSS participants have escrow balances.

DCA was awarded seventy five (75) Mainstream vouchers and is working with service providers in the disability community to provide effective utilization of the Mainstream Vouchers in DCA's current fiscal year. All 75 vouchers have been utilized.

DCA began implementation of its homeownership program in the current fiscal year. DCA anticipates its first closing before the end of this fiscal year.

In conjunction with the Southwest Georgia Housing Development Corporation, DCA developed a project based Voucher Program for the Millennium Center in conjunction with a treatment program to house heads of households who are in danger of losing their children do to substance abuse problems. The first residents were housed during the past fiscal year. The Millenium Center had its first graduates (5) this past fiscal year

DCA continues to develop a project based voucher program to be located in Cherokee County, GA that will benefit abused mothers.

DCA is committed to providing more housing opportunities for permanent supportive housing projects throughout Georgia by providing project-based vouchers.

**C.MEMBERSHIP OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
RESIDENT ADVISORY BOARD:**

**Paul Corriea
507 Murry Lane
Thomson Georgia 30824**

**Olivia Johnson
104 Luther Court
Warner Robins Georgia 31093**

**Zalerie Hudson
170 Sarsen Circle
Bogart Georgia 30622**

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140 Hollow Ridge
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901 Rhett Road
Valdosta Georgia 31601**

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1518 Baymeadows Drive
Valdosta Georgia 31601**

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

Kathryn Walker
7101 Strickland Street
Apt 202
Douglasville Georgia 30134

Kristie Walker
103 Hunter Place
Villa Rica Georgia 30180

Trina Roberts
1302 Avalon Street
Albany Georgia 31707

Sarah Lawhorn
2204-H Champagne Drive
Albany Georgia 31707

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<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
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input 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. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
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		

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan			Capital Fund Program Five-Year Action Plan		
Part II: Supporting Pages—Work Activities			Part II: Supporting Pages—Work Activities		
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$