

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

PHA Annual Plan For Fiscal Year 2005 (5 Year Plan for Fiscal Years 2005 – 2009)

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of East Point, Georgia

PHA Number: GA078

PHA Fiscal Year Beginning: 10/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: Implement voucher project based assistance.

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Statement of Progress in meeting the 5- Year Plan Mission and Goals:

Goal One: Operate the Low Income Public Housing and Housing Choice Voucher Programs of the Housing Authority of the City of East Point (HACEPG) consistent with HUD requirements.

1. Obtain no less than “Standard Performer” designation on the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP).
2. Operate all HUD Funded housing programs with no unresolved review findings carried over between review periods.
3. Operate all HACEPG programs in compliance with all applicable fair housing and equal opportunity regulations.

Goal Two: Provide Homeownership opportunities for low and moderate-income families

1. Perform feasibility analysis for possible Section 8 homeownership program, to be followed by program design should the analysis encourage the creation of a Section 8 homeownership program.
2. Consider converting a portion of Martel Homes from rental public housing into a homeownership.

Goal Three: Operate HACEPG’s HUD funded housing programs is a fiscally responsible manner.

1. Create and maintain operating reserves in the low income public housing program.
2. Create and maintain Housing Choice Voucher reserves.
3. Operate without any unresolved fiscal audit findings carried over between fiscal audits.

Goal Four: Explore Demolition and Disposition Activity

1. Obsolescence of Hillcrest Homes (GA078-01), Washington Carver (GA078-02), and O. J. Hurd Homes (GA078-04) coupled with interest in acquisition by third parties and the opportunity to create non low income public housing opportunities for low and moderate income people.
2. Martel Homes (GA078-03) will be considered for demolition and disposition activity and the possibility of transforming the property into non-low income public housing and possible homeownership opportunities for persons of low and moderate income.
3. Nelms House (GA078-5) disposition activities are currently taking place.

Annual PHA Plan
PHA Fiscal Year 20
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Housing Authority of the City of East Point, GA (HACEPG) will focus on activities designed to increase the number of quality affordable housing units available to low and moderate income families. This will include disposition of the Nelms House and study of the remaining housing stock to determine its continued viability in light of new development activity taking place in the community.

HACEPG will use capital fund proceeds to correct deficiencies cited in REAC inspections as well as continuing to repair gutters, soffits, fascia, roofs, gas meters and erosion problems. HACEPG will continue to improve the delivery of services to all residents and the families on its waiting list. These initiatives are designed to maximize strategies geared to self-sufficiency combined with new approaches to the provision of affordable housing, including public-private partnerships to expand the inventory of affordable housing.

Home Ownership is a priority of HACEPG and the agency will consider approaches for implementation in both the Housing Choice Voucher and low income public housing contexts.

Management will look for training opportunities to assist staff in providing efficient and effective service to HACEPG's clients.

The board of commissioners is provided with monthly data regarding the low income housing choice program, housing choice voucher program and the financial condition of HACEPG. These monthly reports will continue.

HACEPG will seek non-federal funding sources to increase affordable and work force housing opportunities throughout its area of service delivery.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan

- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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 | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: 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 | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction | 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), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | <input type="checkbox"/> check here if included in the public housing A & O Policy | |
| X | 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 <input 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 | 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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | 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 | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| X | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other | Annual Plan: Community |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | resident services grant) grant program reports | Service & Self-Sufficiency |
| | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 337 | 5 | 2 | 2 | N/A | 1 | 3 |
| Income >30% but <=50% of AMI | 2 | 3 | 2 | 2 | N/A | 1 | 3 |
| Income >50% but <80% of AMI | 0 | 1 | 2 | 2 | N/A | 1 | 2 |
| Elderly | 330 | 5 | 5 | 4 | 5 | 1 | 3 |
| Families with Disabilities | 9 | 5 | 5 | 4 | 5 | 1 | 3 |
| Race/Ethnicity - White | 27 | N/A | N/A | N/A | N/A | N/A | N/A |
| Race/Ethnicity - Black | 336 | N/A | N/A | N/A | N/A | N/A | N/A |
| Race/Ethnicity – | | | | | | | |

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Hispanic | 0 | N/A | N/A | N/A | N/A | N/A | N/A |
| Race/Ethnicity - Asian | 0 | N/A | N/A | N/A | N/A | N/A | N/A |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: HACEPG waiting list data.

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

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

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 339 | | 165 |
| Extremely low income <=30% AMI | 337 | 99.41 | |
| Very low income (>30% but <=50% | 2 | .58 | |

| Housing Needs of Families on the Waiting List | | | |
|--|-----|-------|--|
| AMI) | | | |
| Low income (>50% but <80% AMI) | 0 | 0 | |
| Families with children | 330 | 97.34 | |
| Elderly families | 9 | 2.65 | |
| Families with Disabilities | 27 | 7.96 | |
| Race/ethnicity | 3 | .88 | |
| Race/ethnicity | 336 | 99.11 | |
| Race/ethnicity | 0 | 0 | |
| Race/ethnicity | 0 | 0 | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 2 | .59 | |
| 2 BR | 62 | 18.29 | |
| 3 BR | 46 | 13.57 | |
| 4 BR | 188 | 55.46 | |
| 5 BR | 36 | 10.62 | |
| 5+ BR | 5 | 1.47 | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 1 Year | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |

| | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |

| | | | |
|--|------|-------|---|
| Waiting list total | 1229 | | 0 |
| Extremely low income <=30% AMI | 1229 | 100 | |
| Very low income (>30% but <=50% AMI) | 0 | 0 | |
| Low income (>50% but <80% AMI) | 0 | 0 | |
| Families with children | 1126 | 99.73 | |
| Elderly families | 9 | 2.65 | |
| Families with Disabilities | 23 | 1.87 | |
| Race/ethnicity - White | 90 | 6.72 | |
| Race/ethnicity - Black | 3 | .24 | |
| Race/ethnicity - Hispanic | 1225 | 99.67 | |
| Race/ethnicity - Asian | 0 | 0 | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 11 | 90 | |
| 2 BR | 142 | 11.55 | |
| 3 BR | 547 | 44.51 | |
| 4 BR | 474 | 38.57 | |
| 5 BR | 51 | 4.15 | |
| 5+ BR | 4 | .33 | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 1 Year | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2005 grants) | | |
| a) Public Housing Operating Fund | 1,422,383 | |
| b) Public Housing Capital Fund | 781,272 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 2,161,776 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 0 | |
| g) Resident Opportunity and Self-Sufficiency Grants | 0 | |
| h) Community Development Block Grant | 0 | |
| i) HOME | 0 | |
| Other Federal Grants (list below) | 0 | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | 0 | |
| | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 377,519 | Public Housing Operations |
| | | |
| | | |
| 4. Other income (list below) | | |
| Tenant (other): | 91,913 | Public Housing Operations |
| Interest: | 1,707 | Public Housing Operations |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Selection is made on a continual, as needed basis according to the number of current vacancies.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office

Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

(1) Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (Martel Homes & Hillcrest Homes- To house higher income applicants and residents in this development to bring up average rent. (Applying work initiatives of flat deductions from annual income and transportation allowances).

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Hillcrest Homes – GA078001

Martel Homes – GA078003

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Hurd Homes – GA078004

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other: Any time the family experiences a change in family composition

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other: Any time HUD issues an updated fair market rent determination

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

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

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 200 | 165 |
| Section 8 Vouchers | 1139 | 20 |
| Section 8 Certificates | N/A | |
| Section 8 Mod Rehab | N/A | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | |
| Public Housing Drug Elimination Program (PHDEP) | N/A | |
| | | |
| | | |
| Other Federal Programs(list individually) | N/A | |
| | | |
| | | |

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) **Public Housing Maintenance and Management: (list below)**

Admissions & Continued Occupancy Policy and Maintenance Plan & Procedures:

“All occupied units shall be provided monthly extermination services at no cost to the tenant with unlimited callback service for re-treatment.”

“The PHA standard is that all units must be exterminated prior to re-occupancy. They shall be free of all live roaches and egg capsules. Do not turn over a unit as “ready” if it does not meet this standard. Remove all dead roaches and roach droppings. Inspect for mice and exterminate, if necessary”.

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **GA-078-A-05 (Attachment A)**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **GA-078-A-05 (Attachment A)**

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) 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:

Nelms House, GA06P078005, is under disposition application. If approved, RFP will be solicited and it is *possible* one of these RFP's may involve mixed-finance with the PHA.

Yes No: e) 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:

PHA is *considering the possible* disposition/demolition of Hillcrest Homes, GA06P078001 and Washington Carver Homes, GA06P078002.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | Nelms House |
| 1b. Development (project) number: | GA078005 |
| 2. Activity type: | Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>4/1/05</u> |
| 5. Number of units affected: | 100 |
| 6. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: | a. Actual or projected start date of activity: <u>6/1/05</u> b. Projected end date of activity: <u>6/1/06</u> |

6. Demolition and Disposition - Continued

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

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

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

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | Hillcrest Homes |
| 1b. Development (project) number: | GA078001 |
| 2. Activity type: | Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>3/1/06</u> |
| 5. Number of units affected: | 100 |
| 6. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: | |

- a. Actual or projected start date of activity: 6/1/06
 b. Projected end date of activity: 6/1/07

6. Demolition and Disposition - Continued

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

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

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Washington Carver Homes 1b. Development (project) number: GA078002 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>3/1/06</u> |
| 5. Number of units affected: 100 |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: <u>6/1/06</u> b. Projected end date of activity: <u>6/1/07</u> |

6. Demolition and Disposition - Continued

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

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

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Martel Homes 1b. Development (project) number: GA078003 |

| |
|--|
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>3/1/07</u> |
| 5. Number of units affected: 150 |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: <u>6/1/07</u> b. Projected end date of activity: <u>6/1/08</u> |

6. Demolition and Disposition - Continued

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

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

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Hurd Homes 1b. Development (project) number: GA078004 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>3/1/07</u> |
| 5. Number of units affected: 35 |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: <u>6/1/07</u> b. Projected end date of activity: <u>6/1/08</u> |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description |
|---|
| 1a. Development name: Nelms House |
| 1b. Development (project) number: GA06P078005 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: <u>01/10/2000</u> |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan in FY 2000 <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: 100 |
| 7. Coverage of action (select one) |

| |
|---|
| <input type="checkbox"/> Part of the development |
| <input checked="" type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

| Conversion of Public Housing Activity Description | |
|--|--|
| 1a. Development name: | Martel Homes |
| 1b. Development (project) number: | GA06P078003 |
| 2. What is the status of the required assessment? | <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other: Still at the consideration and planning stage. Assessment not yet begun. |
| 3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: | Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |

Other: Still at the consideration and planning stage. Conversion Plan not yet begun.

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: Not yet addressed. Still at the consideration and planning stage.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|---|---|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Federal Program authority: | <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) | <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) | |
| 5. Number of units affected: | |
| 6. Coverage of action: (select one) | <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals (verbal only)
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
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| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|--|--|
| Program | Required Number of Participants (start of FY 2005 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |

| | | |
|-----------|--|--|
| | | |
| Section 8 | | |

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to *perceived* and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Hillcrest Homes (GA06P078001)
Washington Carver Homes (GA06P078002)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: Additional patrols and task force activities through the East Point Police Department and Tri-City Narcotics.

2. Which developments are most affected? (list below)

Hillcrest Homes (GA06P078001)
Washington Carver Homes (GA06P078002)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Hillcrest Homes (GA06P078001)
- Washington Carver Homes (GA06P078002)
- Martel Homes (GA06P078003)
- Hurd Homes (GA06p078004)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Refer to attachment: **GA-078-E-05 (Attachment E)**

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 2
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

NOTE: Since the submittal of the audit to HUD, the PHA has internally resolved these findings through changes in procedures and staff assignment.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: PHA involvement with outside project development and bond issuance.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided at: **GA-078-D-05 (Attachment D)**

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.

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

The Resident Advisory Board were involved with the creation of the Annual Plan and comments received during the preparation of the Annual Plan were incorporated therein.

- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other:

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: Resident Board Member is appointed by the Mayor; suggestions or recommendations are accepted from all outside parties.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: East Point, 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 in the jurisdiction 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)

Demolition and/or disposition of obsolete public housing to allow for the development of non-public housing, mixed income developments.

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The Consolidated Plan for the City of East Point identifies specific trends and needs for housing in the City. Page 114 identifies that the City of East Point has a higher proportion of pre-1940 homes than is common for the state as a whole. Therefore, this factor indicates the lack of new home construction that is primarily associated with dynamic growth in a suburb of a large metropolitan city.

The Housing Authority of the City of East Point, Georgia, undertakes programs that support all issues outlined in the City of East Point's Consolidated Plan. Through its public housing program, the HACEPG administers and maintains 483 units of affordable rental housing in the community. Further, through its modernization program, the HACEPG maintains these units to a high standard, which helps assure that the city has quality affordable rental dwellings available for families needing government subsidized rental housing. Through its Housing Choice Voucher Program, the HACEPG supports families in their ability to find suitable affordable housing in the city of East Point. The HACEPG also ensures that local landlords maintain their properties to a high standard.

Through these programs, the HACEPG increases the quantity of affordable housing, increases the pool of available renters, and helps arrest the further decline of housing quality in the city. Therefore, as the primary goals for the Consolidated Plan are to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons, the HACEPG is consistent with the goals established. To this end, the HACEPG has diligently worked to extend and strengthen partnerships with government and private sector entities for the production and operation of affordable housing.

D. Other Information Required by HUD

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

Attachments

| | |
|----------------------------|---|
| GA-078-A-05 (Attachment A) | Capital Fund Program Annual Statement Parts I, II, and III for FY2005; 5-Year Action Plan |
| GA-078-B-05 (Attachment B) | Resident Board Member |
| GA-078-C-05 (Attachment C) | Admissions Policy for Deconcentration |
| GA-078-D-05 (Attachment D) | Resident Advisory Board Membership and Recommendations from Resident Advisory Board |
| GA-078-E-05 (Attachment E) | Pet Policy |
| GA-078-F-05 (Attachment F) | P & E Report for FY2004 ending March 31, 2005. |
| GA-078-G-05 (Attachment G) | P & E Reports (2) for FY2003 ending March 31, 2005. |
| GA-078-H-05 (Attachment H) | P & E Report for FY2002 Ending_March 31, 2005. |

I. Capital Fund Program

**PHA Plan
Table Library**

GA-078-A-05 (Attachment A)
Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <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 | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 156,254 | | 0 | 0 |
| 3 | 1408 Management Improvements | 81,127 | | 0 | 0 |
| 4 | 1410 Administration | 76,000 | | 0 | 0 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 65,000 | | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 215,000 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 140,000 | | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 20,000 | | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 17,891 | | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |

I. Capital Fund Program

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <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 | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 10,000 | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 781,272 | | 0 | 0 |
| 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 | 110,000 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 70,000 | | 0 | 0 |

I. Capital Fund Program

| 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 CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07820105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| HA-Wide | Operating Budget Supplement | 1406 | 1 | 156,254 | | 0 | 0 | |
| | TOTAL | 1406 | | 156,254 | | 0 | 0 | |
| HA-Wide | Financial Services | 1408 | 2 | 45,000 | | 0 | 0 | |
| | Legal Services | 1408 | 2 | 18,127 | | 0 | 0 | |
| | Computer Services/Improvements | 1408 | 4 | 18,000 | | 0 | 0 | |
| | TOTAL | 1408 | | 81,127 | | 0 | 0 | |
| HA-Wide | Prorated Salary/Benefit Costs for CFP Grant Work – Ex. Dir. | 1410 | 1 | 51,000 | | 0 | 0 | |
| | Prorated Salary/Benefit Costs for CFP Grant Work – PH Supervisor | 1410 | 1 | 25,000 | | 0 | 0 | |
| | TOTAL | 1410 | | 76,000 | | 0 | 0 | |
| HA-Wide | Consulting Services | 1430 | 2 | 40,000 | | 0 | 0 | |
| | REAC Inspections | 1430 | 1 | 5,000 | | 0 | 0 | |
| | Physical Needs Assessment | 1430 | 1 | 20,000 | | 0 | 0 | |
| | TOTAL | 1430 | | 65,000 | | 0 | 0 | |
| HA-Wide | Trim/Remove Trees, Clear Brush | 1450 | 4 | 35,000 | | 0 | 0 | |

I. Capital Fund Program

| 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 CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07820105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| | Concrete Improvements/Repairs | 1450 | 4 | 50,000 | | 0 | 0 | |
| | Lighting Additions/Improvements | 1450 | 4 | 30,000 | | 0 | 0 | |
| | Security Fencing | 1450 | 4 | 80,000 | | 0 | 0 | |
| | Playground Equipment | 1450 | 4 | 20,000 | | 0 | 0 | |
| | TOTAL | 1450 | | 215,000 | | 0 | 0 | |
| HA-Wide | Heater/Heater Parts | 1460 | 40 | 20,000 | | | | |
| | Insulate Attics | 1460 | 100 | 60,000 | | 0 | 0 | |
| | Trim Painting/Shutters/Awnings | 1460 | 50 | 60,000 | | 0 | 0 | |
| | TOTAL | 1460 | | 140,000 | | 0 | 0 | |
| HA-Wide | Ranges/Refrigerators/Heaters | 1465.1 | 40 | 20,000 | | 0 | 0 | |
| | TOTAL | 1465.1 | | 20,000 | | 0 | 0 | |
| GA078-03 | Modify Non-Dwelling Units | 1470 | 2 | 17,891 | | 0 | 0 | |
| | TOTAL | 1470 | | 17,891 | | 0 | 0 | |
| HA-Wide | Relocation | 1495.1 | 10 | 10,000 | | 0 | 0 | |
| | TOTAL | 1495.1 | | 10,000 | | 0 | 0 | |
| | GRAND TOTAL | | | 781,272 | | 0 | 0 | |

I. Capital Fund Program

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program No: GA06P07850105 Replacement Housing Factor No: | | | Federal FY of Grant: 2005 | |
| 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 | |
| HA-Wide Supplement Op. Budget | 9/2006 | | | 9/2008 | | | Supplement housing operations. |
| HA-Wide Financial Services | 9/2006 | | | 9/2008 | | | Agency financial services. |
| HA-Wide Legal Services | 9/2006 | | | 9/2008 | | | Agency legal services. |
| HA-Wide Computer Serv./Imp. | 9/2006 | | | 9/2008 | | | Computer services and replacement of outdated equipment. |
| HA-Wide Prorated Sal/Ben. Costs Ex. Dir. | 9/2007 | | | 9/2009 | | | CFP Program grant work. |
| HA-Wide Prorated Sal/Ben. Costs PH Sup. | 9/2007 | | | 9/2009 | | | CFP Program grant work. |
| HA-Wide Consulting Services | 9/2006 | | | 9/2008 | | | Misc. consulting services. |
| HA-Wide REAC Inspections | 9/2006 | | | 9/2008 | | | Required annual inspections. |
| HA-Wide Physical Needs Assessment | 9/2006 | | | 9/2008 | | | HA-Wide assessment of developments and structures. |
| HA-Wide Trim/Remove Trees, Clear Brush | 9/2006 | | | 9/2008 | | | Site improvements for appearance. |
| HA-Wide Concrete Improvements | 9/2006 | | | 9/2008 | | | Parking and sidewalk improvements. |
| HA-Wide Lighting Additions/Improvements | 9/2006 | | | 9/2008 | | | Adding lighting for security. |

I. Capital Fund Program

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program No: GA06P07850105 Replacement Housing Factor No: | | | | Federal FY of Grant: 2005 |
| 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 | |
| HA-Wide Security Fencing | 9/2006 | | | 9/2008 | | | Install fencing around perimeters for security. |
| HA-Wide Playground Equipment | 9/2006 | | | 9/2008 | | | Install additional equipment. |
| HA-Wide Heater/Heater Parts | 9/2006 | | | 9/2008 | | | Repair/replace heaters |
| HA-Wide Insulate Attics | 9/2006 | | | 9/2008 | | | Improve energy efficiency. |
| HA-Wide Trim Painting/ Shutters/Awnings | 9/2006 | | | 9/2008 | | | Site improvements for appearance. |
| HA-Wide Ranges/ Refrigerators/Heaters | 9/2006 | | | 9/2008 | | | Replace inoperable equipment. |
| GA078-03 Modify Non- Dwelling Units | 9/2006 | | | 9/2008 | | | Modify duplex into community meeting space. |
| HA-Wide Relocation | 9/2006 | | | 9/2008 | | | Relocation due to disposition. |

14. Capital Fund Program P & E Reports

| Capital Fund Program Five-Year Action Plan | | | | | |
|--|------------------|---|--|--|--|
| Part I: Summary | | | | | |
| PHA Name | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
| Development Number/Name/HA-Wide | Year 1 2005 | Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006 | Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008 | Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009 |
| | Annual Statement | | | | |
| HA-Wide | | 384,127 | 471,272 | 461,272 | 611,272 |
| GA078-03 | | 397,145 | 310,000 | 320,000 | 170,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| CFP Funds Listed for 5-year planning | 781,272 | 781,272 | 781,272 | 781,272 | 781,272 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

14. Capital Fund Program P & E Reports

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---|---|--|---------------------------|---|--|---------------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year :__2__ FFY Grant: 2006 PHA FY: 2006 | | | Activities for Year: __3__ FFY Grant: 2007 PHA FY: 2007 | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | HA-Wide | Operations | 78,127 | HA-Wide | Operations | 78,127 |
| Annual | | Financial Services | 50,000 | | Financial Services | 50,000 |
| Statement | | Computer Services & Improvements | 15,000 | | Computer Services & Improvements | 15,000 |
| | | Prorated Salary/Benefit Cost CFP Work-Ex. Dir. | 51,000 | | Prorated Salary/Benefit Cost CFP Work-Ex. Dir. | 51,000 |
| | | Prorated Salary/Benefit Cost CFP Work-PH Sup. | 25,000 | | Prorated Salary/Benefit Cost CFP Work-PH Sup. | 25,000 |
| | | Consulting Services | 50,000 | | Consulting Services | 50,000 |
| | | REAC Inspections | 5,000 | | REAC Inspections | 5,000 |
| | | A & E Services | 10,000 | | A & E Services | 10,000 |
| | | Cyclical Painting | 60,000 | | Appliances | 87,145 |
| | | Relocation | 100,000 | | Relocation | 100,000 |
| | GA078-03 | Sewer Improvements | 87,145 | GA078-03 | Homeownership-Mod Rehab | 120,000 |
| | | Convert to Electric | 70,000 | | Insulate Attics | 50,000 |
| | | Insulate Attics | 80,000 | | Replace Roofs | 140,000 |
| | | HVAC Units | 100,000 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total CFP Estimated Cost | | | \$781,272 | | | \$781,272 |

14. Capital Fund Program P & E Reports

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|--|-----------------------|--|--|-----------------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year : <u> 4 </u> FFY Grant: 2008 PHA FY: 2008 | | | Activities for Year: <u> 5 </u> FFY Grant: 2009 PHA FY: 2009 | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| HA-Wide | Operations | 78,127 | HA-Wide | Operations | 78,127 |
| | Financial Services | 50,000 | | Financial Services | 50,000 |
| | Computer Services & Improvements | 15,000 | | Computer Services & Improvements | 15,000 |
| | Prorated Salary/Benefit Cost CFP Work-Ex. Dir. | 51,000 | | Security Services | 100,000 |
| | Prorated Salary/Benefit Cost CFP Work-PH Sup. | 25,000 | | Prorated Salary/Benefit Cost CFP Work-Ex. Dir. | 51,000 |
| | Consulting Services | 50,000 | | Prorated Salary/Benefit Cost CFP Work-PH Sup. | 25,000 |
| | REAC Inspections | 5,000 | | Consulting Services | 50,000 |
| | A & E Services | 10,000 | | REAC Inspections | 5,000 |
| | Future Housing Propositions | 57,145 | | A & E Services | 10,000 |
| | Appliances | 20,000 | | Future Housing Propositions | 137,145 |
| | Relocation | 100,000 | | Concrete Work | 50,000 |
| GA078-03 | Homeownership-Mod Rehab | 120,000 | | Appliances | 20,000 |
| | Insulate Attics | 50,000 | | Relocation | 20,000 |
| | Replace Roofs | 150,000 | GA078-03 | Homeownership-Mod Rehab | 120,000 |
| | | | | Insulate Attics | 50,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total CFP Estimated Cost | | \$781,272 | | | \$781,272 |

14. Capital Fund Program P & E Reports

**GA -078-B-05
ATTACHMENT B**

RESIDENT COMMISSIONER

Ms. Carrie E. Wisdom

1083 Calhoun Avenue, Martel Homes (GA078-03)

(404) 768-3049

14. Capital Fund Program P & E Reports

GA-078-C-05 ATTACHMENT C

ADMISSIONS POLICY FOR DECONCENTRATION

Overview

Section 513 of the Quality Housing and Work Responsibility Act (QHWRA), enacted October 21, 1999 requires Public Housing Agencies to submit with their Annual Plan an admissions policy designed to provide for deconcentration of poverty and income mixing in public housing developments. The policy must be designed to bring lower income residents into high- income development and higher income residents into lower income developments.

The Final Rule of Public Housing Agency Plans published in 24 CFR Part 903 requires that Public Housing Agencies determine and compare the relative tenant incomes of each development occupied predominantly by families by families with children by determining the average household income in all such developments combined and define higher income developments as those where the average family income is over this average and lower income developments as those where the average family income is under this average. Public Housing Agencies are then required to consider what admissions policies or incentives, if any, will be needed to bring higher-income families into lower-income developments and vice versa.

The Housing Authority of the City of East Point, Georgia has completed such an analysis and reports that the analysis shows that there are two (2) properties that exceed or fall below the average income for predominantly family properties. Hillcrest Homes (GA78-001) has 98 units and the average monthly income is \$432.92, which falls below 85% of the average incomes for all developments. Also, Hurd Homes (GA 78-004) has 34 units and the average monthly income is \$668.45, which falls above 115% of the average incomes for all developments.

An analysis of the waiting list shows that 97.92% of the families on the waiting list have an adjusted family income of less than 30% of the median. Therefore, wait list manipulation policies may not have the desired significant impact on achieving improvement in the income mixing at HACEPG properties.

As a strategy for achieving Deconcentration of poverty, the HACEPG will review each applicant's adjusted income. The HACEPG will consistently review the waiting list and ensure that income targeting does occur in assignment of units. When applicable based on

14. Capital Fund Program P & E Reports

unit availability, the applicants with higher incomes will be placed at Washington Carver Homes and those with lower incomes will be offered O. J. Hurd. If the family refuses the unit they will be placed at the bottom of the waiting list.

In addition to the earned income disregards and the transportation to work allowance, the most effective policy that the HACEPG can and will pursue in order to improve the income mix at HACEPG properties will be to redouble its efforts to help as many current residents as possible to work towards self sufficiency in pursuing training opportunities and overcoming barriers to successful employment.

14. Capital Fund Program P & E Reports

GA-078-D-05 ATTACHMENT D

Meetings with the PHA Agency Plan Advisory Board for the Housing Authority of the City of East Point, Georgia

Advisory Board Membership:

HILLCREST HOMES (GA078-01)

Angela Okpan, 2131 Stanton Circle B1, (404) 768-8749

Priscilla Griffin, 2163 Stanton Circle B4, (404) 207-1251

Carsandra Roberson, 2133 Stanton Circle B1, (404) 767-3334

WASHINGTON CARVER HOMES (GA078-02)

Tameka Mathis, 1216 Washington Avenue C5, (404) 523-2660

Eva Walker, 1219 Washington Circle D1, (404) 767-8061

Frances Howard, 1156 Washington Circle B1, (404) 761-7506

MARTEL HOMES (GA078-03)

Ida Starr, 1056 Calhoun Avenue

Marlene Hunter, 1079 Calhoun Avenue, (404) 762-6524

HURD HOMES (GA078-04)

Kerry Perkins, 3032 Randall Street, (404) 559-0770

Mary Pate, 2996 Randall Street, (404) 761-6544

NELMS HOUSE (GA078-05) (Building vacant due to renovations)

HCV REPRESENTATIVE

Jean Frazier, 3180 Church Street, (404) 559-9654

14. Capital Fund Program P & E Reports

Recommendations of the Resident Advisory Board

Meetings were held on Friday, January 10th, January 14th and January 21, 2005, with the Board of Commissioners appointed, Agency Plan Advisory Board. At the January 10th meeting, staff presented the status of the 2002, 2003 and 2004 CFP grants, noting the items and services purchased under the grants. Changes were reviewed and comments requested for the January 14th meeting. At the January 14th meeting, staff presented the proposed 2005-2009 budgets. Comments were requested and received at the January 14th meeting along with the request for any additional work items the Advisory Board wanted to recommend. All requested work items were incorporated into the CFP grant budgets and reviewed at the January 21st meeting. Acceptance of the Annual Plan as a whole was given verbally by all Advisory Board members in attendance AT THE January 21st meeting.

Summary of Recommendations:

Development 78-001, Hillcrest Homes

- Additional playground equipment and ground cover
- Brush clearing and tree removal
- Fencing
- Additional lighting at rear of complex
- Beautification (flowers)
- Decorative Shutters

Development 78-002, Washington Carver Homes

- Additional playground equipment and ground cover
- Brush clearing and tree removal
- Fencing
- Additional lighting at rear of complex
- Beautification (flowers)
- Decorative Shutters
- Paint all entry doors

Development 78-003, Martel Homes

- Additional playground equipment and ground cover

14. Capital Fund Program P & E Reports

- Brush clearing and tree removal
- Fencing
- Additional lighting at rear of complex
- Beautification (flowers)
- Decorative Shutters / Trim Paint
- Entry awnings for townhouses

Development 78-004, Hurd Homes

- Additional playground equipment and ground cover
- Additional lighting at front of complex and parking lot
- Beautification (flowers)
- Decorative Shutters / Trim Paint

Housing Authority's Response

Significant input was received from the Resident Advisory Board on the types of modernization activities and improvements the residents were interested in. All suggestions were worked into the Capital Fund budget for 2005 (see attached CFP budgets).

14. Capital Fund Program P & E Reports

GA-078-E-05 ATTACHMENT E

18.0 Pet Policy

18.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

18.2 PETS IN FAMILY DEVELOPMENTS AND SENIOR BUILDINGS

The Housing Authority will allow for pet ownership in projects or buildings designated for use by elderly and/or disabled families and in any project or building for which elderly and/or disabled families are given preference. The Housing Authority will also allow for pet ownership in projects or building designated for the non-elderly and/or non-disabled families.

18.3 Approval

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Resident must complete the Pet Registration Form upon initial request to add the pet and at least once annually at time of lease renewal.

18.4 Types and Number of Pets

The Housing Authority will allow only domesticated dogs, cats, birds, and fish in aquariums in units. All dogs and cats must be neutered and cats de-clawed.

Only one (1) pet per unit allowed. One twenty (20) gallon aquarium with multiple fish shall be allowed.

Rodents, rabbits and reptiles of any sort are strictly prohibited.

14. Capital Fund Program P & E Reports

Any animals deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty (20) pounds in adult weight. The Housing Authority will refuse authorization to a resident to have a pet if the weight of the animal is anticipated to exceed twenty (20) pounds when fully grown. The resident will obtain adult weight by breed from a licensed veterinarian.

18.5 Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. The resident prior to being registered must supply verification of inoculations.

18.6 Pet Deposit

A pet deposit of \$100.00 is required in full at the time of registering a pet. Exceptions shall be made for elderly and/or disabled families, which allow the deposit to be paid in four (4) monthly installments of \$25.00. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

18.7 Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Housing Authority reserves the right to exterminate and charge the resident.

18.8 Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

14. Capital Fund Program P & E Reports

18.9 Designation of Pet areas

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). No pets are to be left unattended outside of the unit for any period of time. Pets will be allowed only in designated areas on the grounds of the development. Pet owners must clean up after their pets and are responsible for disposing of pet waste. A \$15.00 charge will be assessed, per occurrence; to any resident that fails to remove pet waste.

Development 78-005 (Nelms House) located at 1600 Connally Drive, East Point, Georgia 30344: Pets must be on a leash and carried at all times while traversing the common areas inside of the high-rise, including the elevators.

18.10 Visiting Pets

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks with prior written permission from the Housing Authority. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

18.11 REMOVAL OF PETS

The Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

14. Capital Fund Program P & E Reports

GA-078-F-05 (Attachment F)

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 156,254 | | 156,254 | 156,254 |
| 3 | 1408 Management Improvements | 75,000 | | 75,000 | 0 |
| 4 | 1410 Administration | 76,000 | | 76,000 | 0 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 135,378 | | 135,378 | 95,219.89 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 34,000 | | 34,000 | 11,975 |
| 10 | 1460 Dwelling Structures | 134,380 | | 134,380 | 19,024.82 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 20,260 | | 20,260 | 13,304 |
| 12 | 1470 Non-dwelling Structures | 150,000 | | 150,000 | 0 |
| 13 | 1475 Non-dwelling 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) | 781,272 | | 781,272 | 295,777.71 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 20,000 | | 0 | 0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |

14. Capital Fund Program P & E Reports

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | 0 | 0 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 30,000 | | 0 | 0 |

14. Capital Fund Program P & E Reports

| 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 CITY OF EST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program Grant No: GA06P07850104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | |
| 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 | |
| HA-Wide | Operating Budget Supplement | 1406 | 1 | 156,254 | | 156,254 | 156,254 | Completed |
| | TOTAL | 1406 | | 156,254 | | 156,254 | 156,254 | |
| HA-Wide | Financial Services | 1408 | 2 | 50,000 | | 0 | 0 | |
| | Legal Services | 1408 | | 10,000 | | 0 | 0 | |
| | Computer Services/Improvements | 1408 | 4 | 15,000 | | 0 | 0 | |
| | TOTAL | 1408 | | 75,000 | | 0 | 0 | |
| HA-Wide | Prorated Salary/Benefits – Ex. Dir. | 1410 | 1 | 51,000 | | 0 | 0 | |
| | Prorated Salary/Benefits – PH Sup. | 1410 | 1 | 25,000 | | 0 | 0 | |
| | TOTAL | 1410 | | 76,000 | | 0 | 0 | |
| HA-Wide | A & E Services | 1430 | 2 | 88,822 | | 88,822 | 77,470.19 | |
| | Consulting Services – Other | 1430 | 4 | 41,556 | | 15,000 | 4,153.20 | |
| | REAC Inspections | 1430 | 386 | 5,000 | | 5,000 | 0 | |
| | 504 Study for Compliance | 1430 | 4 | 0 | | 0 | 0 | |
| | TOTAL | 1430 | | 135,378 | | 108,822 | 81,623.39 | |
| HA-Wide | 504 Corrections | 1450 | | 0 | | 0 | 0 | |
| GA078-01 & GA078-02 | Backflow Prevention System & Sewer Line Repair/Replacement | 1450 | 4 | 34,000 | | 12,000 | 11,975 | |
| | TOTAL | 1450 | | 34,000 | | 12,000 | 11,975 | |
| HA-Wide | Heaters | 1460 | 40 | 30,000 | | 8,710 | 2,605.82 | |
| | Gutters, Soffits, Fascia | 1460 | 1 | 16,419 | | 16,419 | 16,419 | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program Grant No: GA06P07850104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | |
| 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 | |
| GA078-03 | Kitchen Remodeling | 1460 | 8 | 48,980 | | 48,980 | 0 | |
| GA078-04 | Kitchen Remodeling | 1460 | 30 | 63,981 | | 63,981 | 0 | |
| HA-Wide | Minor Roof Repairs | 1460 | 10 | 0 | | 0 | 0 | |
| | TOTAL | 1460 | | 134,380 | | 134,380 | 19,024.82 | |
| HA-Wide | | 1465.1 | 67 | 30,000 | | 30,000 | 9,740 | |
| | TOTAL | 1465.1 | | 30,000 | | 30,000 | 9,740 | |
| GA078-03 | | 1470 | 1 | 150,000 | | 150,000 | 0 | |
| | TOTAL | 1470 | | 150,000 | | 150,000 | 0 | |
| | GRAND TOTAL | | | 781,272 | | 781,272 | 295,777.71 | |

14. Capital Fund Program P & E Reports

| 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: GA06P07850104 Replacement Housing Factor No: | | | Federal FY of Grant: 2004 | |
| 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 | |
| HA-Wide Operations | 3/2005 | 3/2005 | 1/2005 | 3/2005 | 3/2005 | 1/2005 | Corrected % for Budget. All Funds Expended. |
| HA-Wide Prorated Salaries for CFP Work – Ex. Dir. | 6/2005 | | | 9/2006 | | | CFP Program grant work. |
| HA-Wide Prorated Salaries for CFP Work – PH Supervisor | 6/2005 | | | 9/2006 | | | CFP Program grant work. |
| HA-Wide A&E Services | 12/2005 | | | 9/2006 | | | Anticipated for Kitchen and Office renovations. |
| HA-Wide Financial Services | 6/2005 | | | 9/2005 | | | Agency financial services. |
| HA-Wide Legal Services | 12/2005 | | | 12/2006 | | | Agency legal services. |
| HA-Wide Consulting Services – Misc. | 3/2007 | 3/2005 | | 9/2007 | 3/2006 | | Services anticipated for acquisition, demolition, etc. |
| HA-Wide REAC Inspection Services | 3/2005 | | | 12/2005 | | | Annual inspections to meet UPCS compliance. |
| HA-Wide 504 Study for Compliance | 6/2005 | | | 9/2005 | | | To meet compliance. Delayed. |
| HA-Wide Heaters | 12/2005 | | | 12/2006 | | | Repair/replacement of obsolete heat systems. |
| HA-Wide Minor Roof Repairs | 12/2005 | 3/2005 | | 12/2005 | 3/2005 | | Repairs as needed. Delayed. |

14. Capital Fund Program P & E Reports

| 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: GA06P07850104 Replacement Housing Factor No: | | | | Federal FY of Grant: 2004 |
| 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 | |
| GA078-01 & 02 Backflow Prevention System & Sewer Line Repair/Replacement | 3/2005 | 3/2006 | | 12/2005 | 12/2006 | | Required by the City of East Point. Added sewer lines per City of East Point. |
| HA-Wide Repair/Replace Gas Meters | 12/2004 | 12/2005 | | 12/2005 | 12/2006 | | To repair/replace existing gas meter systems and related piping. |
| GA078-03 Kitchen Remodeling | 12/2005 | | | 6/2006 | | | Replace deteriorating cabinets, countertops and flooring. |
| GA078-04 Kitchen Remodeling | 12/2005 | | | 6/2006 | | | Replace deteriorating cabinets, countertops and flooring. |
| GA078-03 Remodel Building into Offices | 3/2005 | 3/2005 | | 12/2005 | 8/2005 | | Replace offices slated for disposition in development GA078-05. |
| | | | | | | | |

14. Capital Fund Program P & E Reports

GA-078-G-05 (Attachment G)

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850103 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 (Rev.#4) | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 133,530 | 133,530 | 133,530 | 133,530 |
| 3 | 1408 Management Improvements | 86,895 | 86,895 | 86,895 | 71,125.85 |
| 4 | 1410 Administration | 66,765 | 66,765 | 66,765 | 66,765 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 83,561 | 84,135.30 | 84,135.30 | 84,135.30 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 102,502 | 102,502 | 102,502 | 52,932.87 |
| 10 | 1460 Dwelling Structures | 161,268 | 161,268 | 161,268 | 161,178 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | 30,733 | 30,158.70 | 30,158.70 | 19,659.20 |
| 13 | 1475 Non-dwelling Equipment | 2,395 | 2,395 | 2,395 | 2,395 |
| 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) | 667,649 | 667,649 | 667,649 | 591,721.22 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | 0 | 0 | 0 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |

14. Capital Fund Program P & E Reports

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850103 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 (Rev.#4) | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 0 | 0 | 0 | 0 |

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

14. Capital Fund Program P & E Reports

| PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|--|--|--|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| HA-Wide | Operating Budget Supplement | 1406 | | 133,530 | 133,530 | 133,530 | 133,530 | Completed |
| | TOTAL | 1406 | | 133,530 | 133,530 | 133,530 | 133,530 | |
| HA-Wide | Tenant Readiness Program | 1408 | | 0 | 0 | 0 | 0 | |
| | Office Furniture | 1408 | | 2,000 | 2,000 | 2,000 | 2,000 | Completed |
| | Financial Services | 1408 | | 54,895 | 54,895 | 54,895 | 52,770.85 | Contracted |
| | Legal Services | 1408 | | 15,000 | 15,000 | 15,000 | 6,000 | Contracted |
| | Computer Services/Improvements | 1408 | | 15,000 | 15,000 | 15,000 | 10,355 | Contracted |
| | TOTAL | 1408 | | 86,895 | 86,895 | 86,895 | 71,125.85 | |
| GA078-05 | Private Security Services | 1410 | | 0 | 0 | 0 | 0 | |
| | Prorated Salary Executive Director | 1410 | | 43,267 | 43,267 | 43,267 | 43,267 | Completed |
| | Prorated Salary PH Supervisor | 1410 | | 20,000 | 20,000 | 20,000 | 20,000 | Completed |
| | Prorated Salary Financial Specialist | 1410 | | 3,498 | 3,498 | 3,498 | 3,498 | Completed |
| | TOTAL | 1410 | | 66,765 | 66,765.00 | 66,765 | 66,765.00 | |
| HA-Wide | A&E Services | 1430 | | 62,320 | 62,894.30 | 62,894.30 | 62,894.30 | Completed |
| | Consulting Services | 1430 | | 17,391 | 17,391 | 17,391 | 5,000 | Contracted |
| | REAC Inspections | 1430 | | 3,850 | 3,850 | 3,850 | 3,850 | Completed |
| | TOTAL | 1430 | | 83,561 | 84,135.30 | 84,135.30 | 84,135.30 | |
| GA078-05 | Acquire 3 Parcels Containing 5 Buildings | 1440 | | 0 | 0 | 0 | 0 | |
| | TOTAL | 1440 | | 0 | 0 | 0 | 0 | |
| GA078-02 | Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees | 1450 | | 12,680 | 12,680 | 12,680 | 12,680 | Completed |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | |
| 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 | |
| HA-Wide | Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees | 1450 | | 20,000 | 20,000 | 20,000 | 20,000 | Completed |
| GA078-03 | Playground Improvements | 1450 | | 17,822 | 17,822 | 17,822 | 0 | |
| HA-Wide | Clothesline Upgrades | 1450 | | 16,000 | 16,000 | 16,000 | 3,927.87 | In Process |
| | Tree Trimming/Bush Clearing | 1450 | | 16,000 | 16,000 | 16,000 | 16,000 | Completed |
| | Repair/Replace Gas Meters & Piping | 1450 | | 20,000 | 325 | 20,000 | 325 | Bid Preparation |
| | Concrete Work | 1450 | | 0 | 19,675 | 19,675 | 0 | Bidding |
| | TOTAL | 1450 | | 102,502 | 102,502 | 102,502 | 52,932.87 | |
| GA078-05 | Extensive Remodeling and Remediation to address Mold, Asbestos, LBP Problems | 1460 | | 0 | 0 | 0 | 0 | |
| GA078-01 | Repair/Replace Fascia/Gutters/Downspouts | 1460 | | 0 | 0 | 0 | 0 | |
| HA-Wide | Repair/Replace Fascia/Gutters/Downspouts | 1460 | | 161,268 | 161,268 | 161,268 | 161,178 | Completed |
| | TOTAL | 1460 | | 161,268 | 161,268 | 161,268 | 161,178 | |
| GA078-03 | Remodel Building into Offices | 1470 | | 30,733 | 30,158.70 | 30,158.70 | 19,659.20 | Contracted |
| | TOTAL | 1470 | | 30,733 | 30,158.70 | 30,158.70 | 19,659.20 | |
| HA-Wide | Key Machine | 1475 | | 2,395 | 2,395 | 2,395 | 2,395 | Completed |
| | TOTAL | 1475 | | 2,395 | 2,395 | 2,395 | 2,395 | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program Grant No: GA06P07850103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | |
| 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 | |
| GA078-05 | Relocate 3 Businesses, 3 Families | 1495.1 | | 0 | 0 | 0 | 0 | |
| | TOTAL | 1495.1 | | 0 | 0 | 0 | 0 | |
| | GRAND TOTAL | | | 667,649 | 667,649 | 667,649 | 591,721.22 | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program No: GA06P07850103 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 | |
| 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 | | |
| HA-Wide Operations | 9/2003 | 3/2004 | | 9/2003 | 9/2004 | 9/2004 | Completed. | |
| HA-Wide Tenant Readiness Program | 12/2003 | | | 9/2004 | | | Cancelled. Funds reprogrammed. | |
| HA-Wide Financial Services | | 3/2005 | | | 12/2006 | | Agency financial services. | |
| HA-Wide Legal Services | | 3/2005 | | | 12/2006 | | Agency legal services. | |
| HA-Wide Prorated Salary Ex. Dir | | 3/2005 | | | 12/2005 | | Reduced to meet 10% account limit. | |
| HA-Wide Prorated Salary PH Super. | | 3/2005 | | | 12/2005 | | Reduced to meet 10% account limit. | |
| GA078-05 Private Security Services | 9/2003 | 1/2004 | | 9/2004 | | | Cancelled. Funds reprogrammed. | |
| HA-Wide A&E Services | 9/2003 | 3/2005 | | 9/2003 | 3/2005 | 3/2005 | Agency A&E services. Funds added to correct draw error out of account 1410. | |
| HA-Wide Consulting Services | | 1/2004 | | | 12/2004 | | Consultation on CFP grants. | |
| GA078-05 Acquire 3 Parcels with 5 Buildings | | 1/2004 | | | 12/2005 | | Cancelled. Funds reprogrammed. | |
| HA-Wide Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees | 9/2003 | | | 9/2004 | | 12/2004 | Site improvements. Completed. | |
| GA078-03 Playground Improvements | | 1/2004 | | | 12/2005 | | Equipment and surfacing. | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program No: GA06P07850103 Replacement Housing Factor No: | | | Federal FY of Grant: 2003 | |
| 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 | |
| HA-Wide Improve Clotheslines | | 6/2004 | | | 12/2005 | | Replacing aging lines. |
| HA-Wide Repair/Replace Gas Meters & Piping | 6/2004 | 3/2005 | | 6/2004 | 3/2005 | | Reallocated funds to concrete work. |
| HA-Wide Concrete Work | | 3/2005 | | | 3/2006 | | Parking & sidewalk improvements. |
| GA078-05 Extensive Remodeling & Remediation to Address Mold, Asbestos, LBP Problems | 9/2003 | 1/2004 | | 6/2004 | | | Cancelled. |
| GA078-01, 02, 03 & 04 Re[air/Replace Fascia/Gutters/Downspo uts | | 6/2004 | 10/2004 | | 9/2005 | 1/2005 | Correct problems with structures due to age. Completed. |
| GA078-03 Remodel Building into Offices | | 6/2004 | | | 9/2005 | | Replace offices slated for demolition in GA078-05. (Increased Funds). |
| HA-Wide Key Machine | | 1/2004 | | | 3/2004 | 3/2004 | Replace inoperable equipment. Completed. |
| GA078-05 Relocation | | 6/2004 | | | 12/2004 | | Cancelled. |
| | | | | | | | |

14. Capital Fund Program P & E Reports

GA-078-G-05 (Continued)

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850203 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (Rev. 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 28,202 | 28,202 | 28,202 | 28,202 |
| 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 | 84,812 | 84,812 | 84,812 | 77,797.35 |
| 10 | 1460 Dwelling Structures | 28,000 | 28,000 | 28,000 | 7,328 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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) | 141,014 | 141,014, | 141,014 | 114,242.35 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | 0 | 0 | 0 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |

14. Capital Fund Program P & E Reports

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850203 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (Rev. 2) | | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 28,000 | 28,000 | 28,000 | 7,328 | |

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

14. Capital Fund Program P & E Reports

| PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850203 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|--|--|--|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| HA-Wide | Operating Budget Supplement | 1406 | 1 | 28,202 | | 28,202 | 28,202 | Completed |
| | TOTAL | 1406 | | 28,202 | | 28,202 | 28,202 | |
| GA078-02 | Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees | 1450 | | 0 | | 0 | 0 | |
| HA-Wide | Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees | 1450 | 4 | 84,812 | | 84,812 | 78,712.35 | Contracted |
| | TOTAL | 1450 | | | | 84,812 | 78,712.35 | |
| GA078-05 | Mold/Asbestos Remediation | 1460 | 1 | 0 | | 0 | 0 | |
| HA-Wide | Replace Gas Meters | 1460 | 150 | 20,672 | | 20,672 | 0 | Contracted |
| | Gutter, Soffit, Fascia Repair/Replacement | 1460 | 1 | 7,328 | | 7,328 | 7,328 | Completed |
| | TOTAL | 1460 | | 28,000 | | 28,000 | 7,328 | |
| | GRAND TOTAL | | | 141,014 | | 141,014 | 114,242.35 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | | Grant Type and Number Capital Fund Program No: GA06P07850203 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 |
| 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 | |
| Ha-Wide Operations | 2/2004 | 12/2004 | | 9/2005 | 9/2006 | 9/2004 | Completed. |
| GA078-02 Correct Erosion, Sidewalks, handrails, Trees | 9/2004 | 12/2004 | | 3/2005 | 6/2005 | | Site improvements. |
| GA078-05 Mold/Asbestos Remediation | 9/2004 | | | 3/2005 | | | Cancelled. |
| HA-Wide Repair/Replace Gas Meters | | 12/2004 | | | 6/2005 | | Repairing/replacing aging meters and lines. |
| HA-Wide Gutter, Soffit, Fascia Repair/Replacement | | 3/2005 | | | 3/2005 | | Using fungibility to complete mod work. |

14. Capital Fund Program P & E Reports

GA-078-H-05 (Attachment H)

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Rev. 7) | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 168,229 | 168,229 | 168,229 | 168,229 |
| 3 | 1408 Management Improvements | 136,973.34 | 136,943.34 | 136,943.30 | 103,820.24 |
| 4 | 1410 Administration | 38,277.76 | 38,277.76 | 38,277.76 | 38,277.76 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 165,698.54 | 165,698.54 | 165,698.54 | 165,698.54 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 100,769.36 | 96,814.40 | 96,814.40 | 96,814.40 |
| 10 | 1460 Dwelling Structures | 201,310 | 205,294.96 | 205,294.96 | 200,930.86 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 1,960 | 1,960 | 1,960 | 1,960 |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 27,927 | 27,927 | 27,927 | 27,927 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 841,145 | 841,145 | 841,145 | 803,657.80 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 0 | 0 | 0 | 0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | 37,130 | 37,130 | 37,130 | 37,310 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |

14. Capital Fund Program P & E Reports

| 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 THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Rev. 7) | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

14. Capital Fund Program P & E Reports

| PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | | | |
|--|---|---|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| HA-Wide | Operations | 1406 | | 168,229 | 168,229 | 168,229 | 168,229 | Completed |
| | TOTAL | 1406 | | 168,229 | 168,229 | 168,229 | 168,229 | |
| HA-Wide | Consulting Services HUD Reporting | 1408 | 1 | 1,950 | 1,950 | 1,950 | 1,950 | Completed |
| GA078-05 | Private Security Services | 1408 | 1 | 18,200 | 18,200 | 18,200 | 18,200 | Completed |
| GA078-05 | Good and Services Necessitated by the Nelms House Relocation | 1408 | 2 | 25,865.96 | 25,865.96 | 25,865.96 | 25,865.96 | Completed |
| HA-Wide | Office Furniture | 1408 | 3 | 1,661.87 | 1,661.87 | 1,661.87 | 1,661.87 | Completed |
| HA-Wide | Computer Improvements/Relocation to New Offices | 1408 | 1 | 11,511.17 | 11,511.17 | 11,511.17 | 11,511.17 | Completed |
| | Financial Services | 1408 | 1 | 67,784.34 | 67,754.30 | 67,754.30 | 40,631.24 | Contracted |
| | Legal Services | 1408 | 1 | 10,000 | 10,000 | 10,000 | 4,000 | Contracted |
| | TOTAL | 1408 | | 136,973.34 | 136,943.30 | 136,943.30 | 103,820.24 | |
| HA-Wide | Prorated Contract Costs | 1410 | 1 | 30,277.76 | 30,277.76 | 30,277.76 | 30,277.76 | Completed |
| GA078-05 | Clerical Support – Nelms House Relocation | 1410 | 1 | 8,000 | 8,000 | 8,000 | 8,000 | Completed |
| | TOTAL | 1410 | | 38,277.76 | 38,277.76 | 38,277.76 | 38,277.76 | |
| HA-Wide | REAC_UPCS Inspections | 1430 | 1 | 1,200 | 1,200 | 1,200 | 1,200 | Completed |
| | Lead Base Paint Survey | 1430 | 5 | 0 | 0 | 0 | 0 | |
| | 504/ADA Survey | 1430 | 5 | 0 | 0 | 0 | 0 | |
| HA-Wide | A & E Services | 1430 | 1 | 164,498.54 | 164,498.54 | 164,498.54 | 164,498.54 | Completed |
| | Prorated Contract Costs – Interim ED | 1430 | 1 | 0 | 0 | 0 | 0 | |
| | TOTAL | 1430 | | 165,698.54 | 165,698.54 | 165,698.54 | 165,698.54 | |
| HA-Wide | Correct Erosion Problems | 1450 | 5 | 46,784.36 | 46,814.40 | 46,814.40 | 46,814.40 | Completed |
| | Cyclical Interior Painting | 1450 | 200 | 3,985 | 0 | 0 | 0 | Completed |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
| 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 | |
| | Playground Equipment | 1450 | 4 | 50,000 | 50,000 | 50,000 | 50,000 | Completed |
| | TOTAL | 1450 | | 100,769.36 | 96,814.40 | 96,814.40 | 96,814.40 | |
| HA-Wide | Cyclical Painting | 1460 | 200 | 100,655 | 104,640 | 104,640 | 104,640 | Completed |
| GA078-05 | Replace Roof | 1460 | 1 | 0 | 0 | 0 | 0 | |
| GA078-05 | Replace Air Handling System | 1460 | 1 | 0 | 0 | 0 | 0 | |
| GA078-05 | Progress Payment Elevators | 1460 | 1 | 22,405 | 22,405 | 22,405 | 22,405 | Completed |
| GA078-05 | Renovate Resident Portion of 1 st Floor & Lobby Area | 1460 | 1 | 0 | 0 | 0 | 0 | |
| GA078-05 | Replace Emergency Generator | 1460 | 7 | 0 | 0 | 0 | 0 | |
| GA078-05 | Construct Passive Recreation Area | 1460 | 1 | 0 | 0 | 0 | 0 | |
| GA078-03 | Rehab. To Convert 6 Units to HCV/5(h) | 1460 | 6 | 0 | 0 | 0 | 0 | |
| GA078-05 | Modifications to balconies, windows, air conditioners as required to correct known hazards and secure bldg. | 1460 | 100 | 6,500 | 6,500 | 6,500 | 6,500 | Completed |
| GA078-05 | Extensive Remodeling and Remediation to Address Mold, Asbestos, LBP problems | 1460 | 100 | 0 | 0 | 0 | 0 | |
| HA-Wide | Renovate Apts. At GA078-03 into Admin. Offices | 1460 | 3 | 41,340 | 41,340 | 41,340 | 41,340 | Completed |
| | Ranges | 1460 | 7 | 2,800 | 2,800 | 2,800 | 2,800 | Completed |
| | Replace Space Heaters | 1460 | 29 | 27,610 | 27,610 | 27,610 | 23,245.86 | Purchasing |
| GA078-01 & 02 | Repair/Replace Gas Meters | | 150 | 0 | 0 | 0 | 0 | |
| | TOTAL | 1460 | | 201,310 | 205,294.96 | 205,294.96 | 200,930.86 | |

14. Capital Fund Program P & E Reports

| 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 CITY OF EAST POINT, GEORGIA | | Grant Type and Number Capital Fund Program Grant No: GA06P07850102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
| 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 | |
| HA-Wide | Replace 185 sets of Appliances | 1465 | 185 | 1,960 | 1,960 | 1,960 | 1,960 | Completed |
| | TOTAL | 1465 | | 1,960 | 1,960 | 1,960 | 1,960 | |
| GA078-05 | Relocation Assistance | 1495.1 | 29 | 27,927 | 27,927 | 27,927 | 27,927 | Completed |
| | TOTAL | 1495.1 | | 27,927 | 27,927 | 27,927 | 27,927 | |
| | GRAND TOTAL | | | 841,145 | 841,145 | 841,145 | 803,657.80 | |

14. Capital Fund Program P & E Reports

| 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: GA06P07850102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
| 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 | |
| HA-Wide Operations | 12/2002 | 3/2004 | 3/2004 | 12/2002 | 6/2004 | 6/2004 | Completed. |
| HA-Wide Reserves | 9/2003 | 3/2003 | | | | | Delayed. |
| HA-Wide Security Fences/Lighting | 9/2003 | 6/2003 | | 9/2004 | 6/2003 | | Delayed. |
| HA-Wide Tenant Readiness Program | 9/2003 | 6/2003 | | 9/2003 | 6/2003 | | Delayed. |
| GA078-05 Private Sec. Services | | 6/2003 | 6/2003 | | 9/2003 | 9/2003 | Completed. |
| HA-Wide Lead Based Paint Survey | 9/2003 | 6/2003 | | 9/2003 | 6/2003 | | Cancelled. |
| HA-Wide 504/ADA Survey | 9/2003 | 6/2003 | | 9/2003 | 6/2003 | | Delayed. |
| HA-Wide A&E Services | | 6/2003 | 6/2003 | | 9/2003 | 9/2003 | Completed. |
| HA-Wide Erosion Problems | 9/2003 | 6/2003 | 6/2003 | 9/2004 | 6/2004 | 6/2004 | Completed. |
| HA-Wide Cyclical Interior Painting | 3/2003 | 6/2003 | 3/2003 | | 6/2003 | 6/2003 | Completed. |

14. Capital Fund Program P & E Reports

| 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: GA06P07850102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
| 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 | |
| GA078-05 Replace Roof | | 6/2003 | | | 6/2004 | | Cancelled. |
| HA-Wide Consulting Services | | 3/2003 | 6/2003 | | 6/2003 | 6/2003 | Completed. |
| GA078-05 Progress Payment Elevators | | 6/2003 | 3/2003 | | 3/2003 | 3/2003 | Completed. |
| GA078-05 Reno. Resident Portion of 1 st Floor & Lobby | 3/2003 | 6/2003 | | 9/2003 | 6/2003 | | Cancelled. |
| GA078-05 Emergency Generator | 6/2003 | 6/2003 | | 9/2003 | | | Cancelled. |
| GA078-05 Passive Rec. Area | | 6/2002 | | | | | Cancelled. |
| GA078-03 Convert 6 DUs to 5h | | 6/2002 | | | | | Delayed. |
| HA-Wide Ranges/Refrigerators | | 3/2003 | | | 3/2003 | 3/2003 | Completed. |

14. Capital Fund Program P & E Reports

| 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: GA06P07850102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
| 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 | |
| HA-Wide Renovate DUs into Admin. Offices | | 6/2003 | 6/2003 | | 9/2003 | 12/2003 | Completed. |
| GA078-05 Install Air Handling System | | 6/2003 | | | 6/2004 | | Cancelled. |
| GA078-05 Exterior Renovations | | 6/2003 | | | 9/2004 | | Cancelled. |
| HA-Wide Furniture | | 12/2003 | 12/2003 | | 12/2003 | 12/2003 | Completed. |
| GA078-05 Goods & Serv. Necessitated by Nelms Relocation | | 12/2003 | 12/2003 | | 12/2003 | 12/2003 | Completed. |
| GA078-03 Computer Imp./Relocation to New Offices | | 12/2003 | 9/2003 | | 12/2003 | 12/2003 | Completed. |
| HA-Wide Financial Services | | 9/2004 | 9/2004 | | 9/2006 | | Contracted. |

14. Capital Fund Program P & E Reports

| 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: GA06P07850102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
| 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 | |
| HA-Wide Legal Services | | 9/2004 | 9/2004 | | 9/2006 | | Contracted. |
| HA-Wide Prorated Contract Costs – Int. ED | | 12/2003 | 12/2003 | | 3/2004 | 3/2003 | Completed. |
| HA-Wide Playground Equipment | | 12/2003 | 12/2003 | | 3/2004 | 12/2003 | Completed. |
| GA078-01 & 02 Gas Meters | | 12/2003 | | | 9/2004 | | Delayed. |
| HA-Wide Space Heaters | | 12/2003 | 12/2003 | | 6/2005 | | Completed. |
| GA078-05 Renovations/Remediation for Mold & Asbestos | | 9/2004 | | | 9/2005 | | Cancelled. |
| GA078-05 Relocation Assistance | | 12/2003 | 12/2003 | | 3/2004 | 12/2003 | Completed. |
| | | | | | | | |