

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

Approved by Board Resolution # 4482 on 3/27/08

**HOUSING AUTHORITY  
OF DEKALB COUNTY**

**ga237v03**

**03/27/2008**

**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 DeKalb County** **PHA Number:** **GA237**

**PHA Fiscal Year Beginning:** **July 1, 2008**

**PHA Programs Administered:**

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

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table) **N/A**

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

### 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)

**“To serve the citizens and communities of DeKalb County, Georgia by promoting quality housing and related economic development through the engagement of human and financial resources”.**

**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: **Status: Ongoing**
- Apply for additional rental vouchers: **HADC will apply for any additional Vouchers upon notice of funding availability.**
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below) **Redevelopment opportunities**
- PHA Goal: Improve the quality of assisted housing  
Objectives: **Status: Ongoing**
- Improve public housing management: (2007 PHAS score) **83 Provide & maintain accurate data for the MASS supporting documentation and increase score in all areas of deficiency.**
  - Improve voucher management: (2007 SEMAP score) **72 Provide & maintain accurate data for the SEMAP supporting documentation and increase score in all areas of deficiency.**

- Increase customer satisfaction:
  1. **Improve customer service.**
  2. **Conduct ongoing staff customer service training in-house.**
  3. **Send staff to customer service training outside the agency.**
  4. **Implement an on-going customer service satisfaction program for landlords and residents through periodic survey assessment.**
  5. **Develop performance measures based on survey responses.**
  6. **Hire a customer service staff person to address problems and concerns from the public.**
  7. **Provide an opportunity for staff to attend resident meetings to address issues and concerns and meet periodically with Resident Policy Council.**
  8. **Provide workshops and training classes for residents to become more familiar with all HADC policies and procedures.**
  9. **Provide continual training sessions/workshops for staff to become more effective in the enforcement of all HADC policies and procedures**
  10. **Implement aggressive lease enforcement in all areas.**
  
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  1. **Provide staff with training to include: Housing Quality Standards, Customer Service, Rental Integrity Monitoring (RIM), Rent Calculation, Program Eligibility, Leadership and various other related training for improving management effectiveness.**
  2. **Update the Section 8 and Public Housing Policies and Procedures as regulation changes warrant the need.**
  3. **Thorough enforcement of all policies and procedures of the HADC.**
  4. **Review all job descriptions to restructure agency for most effective implementation of services.**
  
- Renovate or modernize public housing units:
 

**A comprehensive physical needs assessment was conducted on Tobie Grant Manor and Johnson Ferry East public housing apartments. Based on the findings of the JFE assessment, a comprehensive Revitalization Plan was developed to address the viability of JFE as public housing units and the needs of the immediate community. The JFE Redevelopment Plan includes for the construction of 458 housing units:**

  1. **Ashford Parkside (151 rental units - 30 ACC units)**
  2. **Ashford Landing (117 rental units - 36 ACC units)**
  3. **Marketside Villas (170 rental units - 17 ACC units)**
  4. **20 for-sale townhouse units (homeownership program)**
  
- Demolish or dispose of obsolete public housing:
 

**On 11/12/05 HUD approved the demolition/disposition application and an amendment to the demolition/disposition application on 8/10/06 for 498 units at Johnson Ferry East. Phase I Demolition (176 units) was completed in 2007. Phase II Demolition (190 units) began on 1/22/08 to be completed by 5/21/08. Phase III Demolition (last 132 units) will begin & be completed in 2009.**
  
- Provide replacement public housing:

On 11/30/07, a Designated Housing Plan was approved by HUD which includes a total of 83 ACC units in Ashford Parkside, Ashford Landing and Marketside Villas.

- Provide replacement vouchers: **For the JFE Redevelopment Project**
- Other: (list below)  
**Administer a Project Based Assistance Program.**
  - 1. Administer a Section 8 Homeownership program.**
  - 2. Administer Section 8 opt-out vouchers when it is not possible to save the impacted complex, a HUD contract, extension or renewal.**

PHA Goal: Increase assisted housing choices

Objectives: **Status: Ongoing**

- Provide voucher mobility counseling:  
**Implement a resident mobility counseling program to improve the image of the Housing Choice Voucher program.**

- Conduct outreach efforts to potential voucher landlords
  - 1. HADC conducts regular landlord meetings.**
  - 2. Attend various landlord association meetings.**
  - 3. Provide marketing for direct outreach.**
  - 4. Develop an extensive public relations plan.**

- Increase voucher payment standards

- Implement voucher homeownership program:
  - 1. Identify and evaluate other homeownership opportunities for Housing Choice Voucher families such as lease-purchase, down-payment assistance programs and other creative financing options.**
  - 2. Apply to become a HUD certified Homebuyer Education Agency.**
  - 3. Become a certified Housing Counseling Agency - completed**

- Implement public housing or other homeownership programs:
  - 1. Become a HUD certified Homebuyer Education Agency -completed**
  - 2. Become a certified Housing Counseling Agency –completed**
  - 3. Implement a Foreclosure Purchase Plan**  
**On 2/28/08 the HADC board approved for the Housing Development Corporation of DeKalb (HDCD) to obtain a credit line of \$1,000,000 with which to purchase single family detached home foreclosures needing repairs to increase the stock of affordable housing initiatives in DeKalb County**

- Implement public housing site-based waiting lists:

- Convert public housing to vouchers:

- Other:

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

PHA Goal: Provide an improved living environment

Objectives: **Status: Ongoing**

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:  
**Identify the areas of DeKalb County to be targeted for enhanced Housing Choice Voucher program, marketing and outreach to both families and landlords.**

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  1. **Create and enter into informal partnerships with human services agencies to help facilitate the participating families' transition from living in poor neighborhoods to moving to non-traditional areas, such as north DeKalb County.**
  2. **Develop and utilize a revised briefing and orientation packages and program for families that will emphasize their options in selecting units outside areas of high poverty and non-impacted areas.**
- Implement public housing security improvements:
  1. **Conduct a Crime Prevention Through Environmental Design (CPTED) Study to ensure the adequacy of safety and security features within the PHA properties. To develop a HADC Security Plan to inform residents of procedure for reporting crime, to track crime related problems for properties and involve residents in actively combating crime in their community.**
  2. **Redevelop a partnership relationship with local law enforcement.**
  3. **Implement comprehensive screening and One Strike You're Out Policy.**
  4. **Collect and maintain crime statistical data summaries.**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **JFE Redevelopment Project**
- 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: **Status: Ongoing**
  - 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)
    1. **Apply for FSS Funding**
    2. **HADC will continue to collaborate with community and human service organizations to identify and implement programs that can promote self-sufficiency.**
    3. **Identify Section 8 homeownership candidates by opening the program up to all current Section 8 participants making \$18,500 or more, and who meet other program requirements.**
    4. **To provide workshops for enhancing employability skills including an annual on-site job fair.**
    5. **To provide on the -job training apprenticeships enhancing Section 3 initiatives when applicable.**
    6. **Increase the number and percentage of employed persons in assisted families.**

- 7. **Provide or attract supportive services to improve assistance recipients' employability.**
- 8. **Provide or attract supportive services to increase independence for the elderly or families with disabilities.**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives: **Status: Ongoing**
  - 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:  
**Increase the percentage of all Housing Choice Voucher families with children who are moving from one unit to another into a non-impacted census tract**
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)  
**Continue to develop and improve on landlord outreach and orientation programs to attract more landlords with units in HADC's targeted areas.**

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**The HADC submitted the Five Year Plan (FY 2005-2009) in April 2005 with the commitment to provide high quality management and maintenance services through the utilization of private sector management standards. As the restoration of public confidence in the HADC is critical, a priority has been established for improvement in all areas of accountability and compliance. To ensure that the Five Year Plan fully addresses the needs of the HADC, the entire Annual Plan submitted FY 2006 and 2007 were reviewed.**

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

- (1) Offer a wide variety of affordable homes for a highly, diverse set of customers.**
- (2) Maintain a level of consistent, predictable funding.**
- (3) Sustain a high performance level year after year.**
- (4) Adequately address the high number of foreclosures in DeKalb County due to the sub-prime market meltdown.**
- (5) HADC wants to create partnerships with private and public sector agencies to implement innovative housing options to help families prevent foreclosure.**

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

**In addition, a Strategic Operating Plan was developed and implemented in May 2006 and continued to be monitored monthly by the HADC Executive Staff as part of the Annual Plan FY2007 and FY2008. The Strategic Plan incorporates goals, tasks, deliverables and schedules for every operational and policy area of the Agency. A significant component of the HADC upcoming strategy will include asset revitalization.**

**It is intended the projected affordable housing, revitalization activities will have a multiplier effect, generating new economic activity for local residents and businesses, improving**



confidence in the County's real estate markets, supporting families in the transition from welfare to work, and building pride within the communities.

In October 2006, the Board of Commissioners for the Housing Authority of DeKalb County (HADC) appointed Sterling B. Bethea to the position of Interim Executive Director and Matthew K. McClammey to the position of Interim Deputy Executive Director. In May 2007, Sterling Bethea was appointed to the permanent position of Executive Director and Matthew McClammey was appointed to the permanent position of Deputy Executive Director.

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

Specific initiatives and strategies will include:

- (1) Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HADC asset inventory in coordination with other County revitalization efforts.
- (2) Provide technical assistance to the Resident Advisory Board to facilitate the provision of resident services and self-sufficiency initiatives for HADC residents.
- (3) Revise all Agency Budgets to include the Capital Funds to ensure activities slated for funding are congruent with the needs of the Agency.
- (4) Reinstigate the mandated HUD Family Self-Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations.
- (5) Manage all HADC properties while adhering to the mission and strategic goals of the Authority.
- (6) Offer homeownership initiatives as foundations for creating economic self sufficiency opportunities.

In conclusion, it is the intent of the HADC to continue to deliver a high- quality level of comprehensive, affordable housing services to the residents of DeKalb County. The HADC will strive to "build beyond expectations" in accomplishing the Agency goals and objectives slated in the Five Year Plan (FY 2005-2009), Annual Plan FY 2008, the MOA and the HADC Strategic Plan.

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

- Effective Property Management
- Maximum Utilization of the Housing Choice Voucher Program
- Marketable Real Estate Development
- Improved Public Safety and Security Initiatives
- Increased Resident Support Services
- Increased Productivity and Cost Effectiveness
- Increased Program Compliance and Accountability
- Improved Technology and Management Information Systems
- Improved Governmental Initiatives
- Successful Transition to Asset Management
- Continue to promote and encourage Homeownership

- **Expand affordable housing stock by partnering with developers, property owners, banks**
- **Apply for new Voucher Funding should it become available**
- **Continue to work with the County on the Five Year Consolidated Plan**
- **Increase the Availability of decent, safe and affordable housing on the Section 8 Program**
- **Improve the quantity, quality and variety of Housing Choices in the community**

The focus on quality improvements will generate positive impacts throughout the HADC organization. In FY 2008, the HADC will undertake, at every level, quality assurance and quality control initiatives to improve the accuracy of transactions, enhance employee accountability, and increase the effectiveness and courtesy of customer service.

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

### **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 De-Concentration (**included in Plan**)
- FY 2008 Capital Fund Program Annual Statement (**Attachment ga237a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (**Attachment ga237g01**)
- List of Resident Board Member: (**included in Plan**)
- Community Service Description of Implementation (**included in Plan**)
- Information on Pet Policy (**included in Plan**)
- Section 8 Homeownership Capacity Statement, if applicable (**Attachment ga237h01**)
- Description of Homeownership Programs, if applicable (**Attachment ga237h01**)

### Optional Attachments:

- PHA Management Organizational Chart (**Attachment ga237f01**)
- FY 2005 Capital Fund Program 5 Year Action Plan (**Attachment ga237b01**)
- Public Housing Drug Elimination Program (PHDEP) Plan **N/A**
- Comments of Resident Advisory Board or Boards -must be attached if not included in PHA Plan text (**included in Plan**)
- Other (List below, providing each attachment name)
  - Domestic Violence, Dating Violence, Sexual Assault, Stalking (included in Plan)**
  - Public Housing Security Plan (Attachment ga237i01)**
  - Designated Housing Plan (Attachment ga237j01)**
  - JFE Revitalization Plan (Attachment ga237k01)**

## 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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	5 Year and Annual Plans

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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.	
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) <b>Comments &amp; Sign-in sheets from RAB &amp; Public Hearing Board Resolution and Memorandum</b>	Annual Plan

## **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. N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type – Housing Choice Voucher Program</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
	<b>5682</b>						
Income <= 30% of AMI	<b>4725</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>
Income >30% but <=50% of AMI	<b>783</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
Income >50% but <80% of AMI	<b>161</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Elderly	<b>441</b> <i>7.77 %</i>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>
Families with Disabilities	<b>1059</b> <i>18.63 %</i>	<b>3</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>3</b>
Race/Ethnicity White	<b>71</b> <i>1.25%</i>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>
Race/Ethnicity Black	<b>5586</b> <i>98.3 %</i>	<b>3</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
Race/Ethnicity Asian	<b>10</b> <i>0.175 %</i>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>2</b>
Race/Ethnicity Other	<b>12</b> <i>0.211 %</i>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>

**\*\*Average median income for DeKalb County, Georgia \$59,055**

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/  
Indicate year: **2007**  
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: (list and indicate year of information)  
***Muni Net Guide (2000 Census Data adjusted for inflation)***

## **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.

<b>Housing Needs of Families on the Waiting List</b>			
<b>Public Housing</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing presently closed</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> <b>Public Housing Site-Based</b> or sub-jurisdictional waiting list) <b>to be opened late 2008</b> (optional) If used, identify which development/sub-jurisdiction: <b>Johnson Ferry East</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>1,251</b>		
Extremely low income <=30% AMI	<b>1,213</b>	<b>97.0%</b>	
Very low income (>30% but <=50% AMI)	<b>11</b>	<b>.9%</b>	
Low income (>50% but <80% AMI)	<b>27</b>	<b>2.1%</b>	
Families with children	<b>852</b>	<b>68.1%</b>	
Elderly families	<b>25</b>	<b>2.0%</b>	
Families with Disabilities	<b>219</b>	<b>175%</b>	
Race/ethnicity (White)	<b>176</b>	<b>14.1%</b>	
Race/ethnicity (Black)	<b>764</b>	<b>61.1%</b>	
Race/ethnicity (Asian/Other)	<b>311</b>	<b>24.9%</b>	
Race/ethnicity (Hispanic)	<b>172</b>	<b>13.7%</b>	
Characteristics by Bedroom Size (PH Only)			
1BR	<b>158</b>	<b>12.6%</b>	
2 BR	<b>781</b>	<b>62.453%</b>	
3 BR	<b>231</b>	<b>18.5%</b>	
4 BR	<b>61</b>	<b>4.9%</b>	
5 BR	<b>20</b>	<b>1.6%</b>	
5+ BR	<b>N/A</b>	<b>N/A</b>	
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)? <b>Closed 11/17/2004</b> 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			

## Housing Needs of Families on the Waiting List

### Section 8

Waiting list type: (select one)

- Section 8 tenant-based assistance**  
 Public Housing  
 Combined Section 8 and Public Housing  
 **Public Housing Site-Based** or sub-jurisdictional waiting list) **to be opened early 2008**  
 (optional) If used, identify which development/sub-jurisdiction: **Johnson Ferry East**

	# of families	% of total families	Annual Turnover
Waiting list total	<b>3,117</b>		
Extremely low income <=30% AMI	<b>3,110</b>	<b>99.7 %</b>	
Very low income (>30% but <=50% AMI)	<b>7</b>	<b>.3 %</b>	
Low income (>50% but <80% AMI)	<b>0</b>	<b>N/A</b>	
Families with children	<b>678</b>	<b>21 %</b>	
Elderly families	<b>287</b>	<b>9 %</b>	
Families with Disabilities	<b>2,211</b>	<b>70 %</b>	
Race/ethnicity (White)	<b>436</b>	<b>14 %</b>	
Race/ethnicity (Black)	<b>2,525</b>	<b>81 %</b>	
Race/ethnicity (Asian/Other)	<b>94</b>	<b>3 %</b>	
Race/ethnicity (Hispanic)	<b>62</b>	<b>2 %</b>	

Is the waiting list closed (select one)?  No  Yes    If yes:  
     How long has it been closed (# of months)? **Closed 11/17/2004**  
     Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes  
     Does the PHA permit specific categories of families onto the waiting list, even if  
     generally closed?  No  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:**

- 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:**

- 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)

**Improve systems and resource usage so that units are available for occupancy.**

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

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

- 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) **Increase marketing campaign to target families that meet these requirements.**

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

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

- Employ admissions preferences aimed at families who are working
  - Adopt rent policies to support and encourage work
  - Other: (list below)
- Increase marketing campaign to target families that meet these requirements.**

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

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

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available **HADC will apply for any such vouchers upon the release of Notice of Funding Availability.**
- Other: (list below) **Increase marketing campaign to target families that meet these requirements.**

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

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

- 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: **HADC will apply for any special allocated vouchers should they become available and known to HADC.**
- Affirmatively market to local non-profit agencies that assist families with disabilities: **HADC has longstanding relationships with such local non-profit agencies that assist families with disabilities and through HADC staff attending regular meetings and participating on various boards with these groups and the regular exchange of information, the need for and availability of housing resources for families with disabilities is made known.**
- Other: (list below) **Encourage joint ventures with non-profit providers of services and housing for the disabled to provide additional housing for the disabled.**

**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:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs: **HADC will aggressively market the Housing Choice Voucher Program to any race/ethnicity that it feels have been adversely affected disproportionately in application intake, issuance of vouchers or lease-up process.**
- Other: (list below)

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

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units: **Implement the mobility counseling program. Staff is currently meeting to discuss and write-up procedures for the new process.**

- Market the section 8 program to owners outside of areas of poverty /minority concentrations: **Attend regular scheduled landlord association Presidents' meeting to present information as pertains to the Housing Choice Voucher Program.**
- 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: **Due to funding shortfalls, HADC is monitoring effective methods and measures to offset the shortfall.**
- 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	1,470,000	
b) Public Housing Capital Fund ( <b>Based on FY 2007 amount</b> )	1,098,477	Site Improvement & revitalization.
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	32,790,000	Housing Choice Voucher

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any technical assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	3,974,960	CDBG Operations
i) HOME	200,000	Tenant Based Rental Assistance
Other Federal Grants (list below)	912,000	Sec 8 new construction HAP Subsidy
<b>2. Prior Year Federal Grants (list only un-obligated funds below)</b>		
CFP #GA06P23750107 FY2007	698,477	Modernization
CFP #GA06P23750106 FY2006	300,000	Modernization
CFP #GA06P23750105 FY2005	.00	
<b>3. Public Housing Dwelling Rental Income:</b>		
<b>Johnson Ferry East</b>	105,180	Operations
<b>Tobie Grant Manor</b>	430,000	Operations
<b>4. Other income (list below)</b>		
Investment Income	2,900,000	Operations
<b>4. Non-federal sources (list below)</b>	400,000	Operations
<b>Total resources</b>	<b>45,279,094</b>	

### **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: (describe) **All eligible verifications are based on unit availability and type**

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) **Credit history**

- 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 – **Tobie Grant Manor and Ashford Parkside**
- 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**
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? **2**
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
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

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)

**Residents who are employed and outside of the jurisdiction.**

**Residents who are not employed and live in the jurisdiction.**

**Employed singles who live in the jurisdiction.**

**Employed singles that do not live in the jurisdiction.**

**Near Elderly (50-61) that live in the jurisdiction.**

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:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 3** **Residents who are employed and outside of the jurisdiction**
- 3** **Residents who are not employed and live in the jurisdiction**
- 3** **Employed singles who live in the jurisdiction**
- 3** **Employed singles that do not live in the jurisdiction**
- 3** **Near Elderly (50-61) that live in the jurisdiction**

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) [HADC website](#)

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) De-concentration 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 de-concentration 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 de-concentration 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 de-concentration 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 (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration 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 de-concentration 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:

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:

**The Housing Authority of DeKalb County (HADC) has high expectations aim to significantly reduce any persistent levels of racial segregation and poverty concentration to make the communities not segregated by factors of income and race. The HADC will focus on specific income mixing and fair housing obligations. We are committed to meeting the critical housing needs of the residents of the County of Dekalb and their families to expand opportunities through housing assistance. To encourage income mixing the housing authority has created flat rents. The HADC will work hard to bring higher income residents into any relatively lower income communities/buildings and lower income tenants into relatively higher income sites/communities. The HADC will study classified buildings and prospective residents according to their income levels and then make lease-up decisions that would gradually improve the income mixing under public housing agency management.**

## **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) **HADC provides tenant information to landlords upon request and only the tenant's last known address, landlord name, and landlord address will be released. Landlords are encouraged to perform their own criminal records check on their prospective tenant.**

**(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) **HCVP Leasing Services Dept at Tobie Grant Manor Apts  
3218 Tobie Circle, Scottdale, GA 30079**

**(3) Search Time**

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

**HADC issue 120 days initially and will only extend the voucher search time for extenuating circumstances, such as family medical hardship, hard-to-house, disability as defined in the administrative plan.**

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)

**HADC has the following special purpose vouchers:**

- 1. Family Unification Program (FUP),**
- 2. Veteran Administration Supportive Housing (VASH),**
- 3. Project based**

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) **None**

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)

- 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)

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: **HADC continues to update the Administrative Plan as program regulations changes.**
- Briefing sessions and written materials: **HADC provide both tenants and landlords with briefing manuals and packages of information beneficial to their program participation success.**
- Other (list below)

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

- Through published notices: **In addition to published notices, we also put notices in other human service agencies offices, such as Department of Family and Children Services, Department of Labor, etc.**
- 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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- 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 (list below) **Any time there is a change in family composition and when the change in income is the result of a new source of income.**

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**

3. 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) **Databank Inc. – A residential survey and analysis of multi-family housing in the Atlanta Metropolitan area, updated quarterly.**

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) **Location within the HADC's jurisdiction of units being selected**

**(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. **Attachment ga237fol**
- 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	332	32 units annually 8 units monthly
Setion 8 Vouchers	3450	1.5%
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list)		
FUP	250	2%
VASH	40	1.5%
FSS	63	1%
Section 8 Vouchers	3450	1.5%
Section 8 Certificates	NA	

**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 and Continued Occupancy Policy (ACOP)**
- **Rent Collection Policy**
- **Unit Transfer Policy**
- **Application Processing Policy**
- **Security Deposit Refunds Processing Policy**
- **Maintenance Plan & Procedures Policy**
- **Preventative Maintenance Plan**
- **Pet Policy**
- **HADC Security Plan**
- **Procurement Policy**
- **The HADC has a 2-year Service Contract with Clem Tech Pest Control to provide weekly service visits and monthly bait treatments to residents in HADC developments.**

(2) Section 8 Management: (list below)

- **Section 8 Administrative Plan (HCV)**
- **FSS Action Plan**

## **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 (state name) **Attachment ga237a01** -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 (state name: **Attachment ga237b01** -or-  
 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) **HADC has applied for tax credits which has been approved by DeKalb Community Development but a grant has not been awarded yet.**
1. Development name: **Ashford Parkside (formerly Johnson Ferry East)**
  2. Development (project) number: **GA237-005**
  3. Status of grant: (select the statement that best describes the current status)
    - Revitalization Plan under development
    - Revitalization Plan submitted
    - Revitalization Plan approved **by HADC Board and HUD**
    - 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:  
**The Johnson Ferry East Redevelopment Project is an ongoing project which includes the construction of Ashford Parkside, Ashford Landing and Marketside Villas**
- 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:

## **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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Johnson Ferry East Redevelopment Project</b>
1b. Development (project) number:	<b>GA237-004</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	<b>11/12/2005 and Amended 08/10/2006</b>
5. Number of units affected:	<b>498</b>
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: <b>05/01/2006</b> b. Projected end date of activity: <b>12/31/2009</b>

**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; PHA 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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Ashford Parkside</b>
1b. Development (project) number:	<b>GA237-005</b>
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"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p> <p><b>Designated Housing Plan approved by HADC Board Resolution #4444 on 9/27/07 and by US Dept of HUD on 11/30/07</b></p>
<p>4. Date this designation approved, submitted, or planned for submission:</p> <p><b>Submitted to HUD on 10/01/2007</b></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan <b>Attachment ga237j01</b></p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: <b>498</b></p>
<p>7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>

## **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. PHA 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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

**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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

**B. Section 8 Tenant Based Assistance –Section 8 (y) Homeownership Program**

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

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to 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: **Attachment ga237h01**  
**1) Housing Choice Voucher Homeownership Program**  
**2) DeKalb First Time Homebuyers Program**

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) **10% of Allocation**

- 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:

**Program participants must be a HCV participant for 1 year and meet program and income requirements. HADC is a HUD and Georgia Department of Community Affairs Housing Counseling Agency. The HADC is the only Housing Authority in the State of Georgia to hold this designation. As a Housing Counseling Agency, the HADC Homeownership Center assists families in pre-purchase counseling, post**

**purchase counseling, rental counseling and mortgage default and delinquency counseling.**

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

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

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

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

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

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

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

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

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

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

AHM Mortgage  
Bank of America

All Access Mortgage  
Branch Banking & Trust



CDC Credit Union  
Commonwealth United Mortgage  
Fidelity National Mortgage  
First Service Mortgage  
Home America Mortgage, Inc.  
Market Street Mortgage Corp  
Opteum Financial Services, LLC  
Primary Residential Mortgage, Inc  
S DeKalb Church Credit Union  
Wachovia Mortgage Corporation  
Wells Fargo Home Mortgage

Citizens Trust Bank  
Countrywide Home Loans, Inc  
First Horizon Home Loans  
Home 123 Corporation  
JP Morgan Chase  
Mortgage Counseling Services, Inc.  
Pine State Mortgage Corporation  
Sun Trust Bank  
Unity Mortgage Corporation  
Washington Mutual Home Loans

Demonstrating that it has other relevant experience (list experience below):

**1) Sterling Bethea is the Executive Director of the Housing Authority of DeKalb County (HADC) with over 18 years experience in Housing Choice Vouchers / Section 8 and real estate.**

**2) Bambi Hayes is a certified Homeownership Manager for the HADC with over 13 years experience in this field.**

**3) Felix Mercedes is a certified Homeownership Manager for the HADC with over 13 years experience in this field.**

**4) HADC has other staff members within the agency with real estate sales experience and license.**

## **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?

**The HADC will enter into a contract agreement with the local TANF Agency during the upcoming year**

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

- Client referrals
- 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) **Schedule periodic meetings with the local TANF agency to ensure a comprehensive delivery of services**

**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 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. )

<b>Services and Programs</b>				
Program Name and Description (including location, if appropriate)	Estimated Size	Allocation Method waiting list, random selection, specific criteria other	Access - development office, PHA main office or name of other provider	Eligibility- public housing or Section 8 participants or both
<b>DeKalb Workforce Center and One Stop System Partnership</b>	<b>Open to all</b>	<b>Must be seeking full-time or part-time employment ages 14 &amp; up</b>	<b>Tobie Grant Manor Center and satellite offices at Goodwill &amp; GA Dept of Labor</b>	<b>All HADC clients</b>

**(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:

**The HADC reinstated the mandatory FSS program in year 2005 and a revised FSS Action Plan will be submitted to HUD for approval during the upcoming year and the HADC will strive to ensure that all requirements are addressed and met.**

### 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) **Having periodic meeting with the Resident Advisory board and Residents to inform them of the HUD Policy & Regulatory changes that may affect any and all welfare benefit reductions.**

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

#### Community Service Is Defined As:

**The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.**

#### 1. General

**In order to be eligible for continued occupancy, each adult family member (18 or over) must either (1) contribute eight hours per month of community service (not including political activities) within the community or (2) participate in an economic self-sufficiency program unless they are exempt from this requirements. Failure to comply**

with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

## **2. Exemptions**

The following adult family members of resident families are exempt from this requirement:

- a. Family members who are 62 or older
- b. Family members who are blind or disabled
- c. Family members who are the primary care giver for someone who is blind or disabled
- d. Family members engaged in work activity
- e. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- f. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program
- g. Family member enrolled in school or training program

## **3. Notification of the Requirement**

The HADC shall notify the head of household of the community service requirement and the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The HADC shall verify, such claims and shall notify the family of the exemption is approved.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexaminations on or after July 01, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. All proof must be turned in at re-certification time.

## **4. Volunteer Opportunities**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

## **5. The Process**

At the first annual reexamination on or after March 01, 2001, and each annual re-examination thereafter, the HADC will do the following:

- a. Provide a list of volunteer opportunities to the head of household who will be responsible for providing it to the appropriate family member(s).
- b. Provide information about obtaining suitable volunteer positions.
- c. Provide a volunteer time sheet(s). Instructions for the time sheet will require the resident to complete the form, have a supervisor date and sign for each period of

work and return the form to the HADC.

- d. Thirty (30) days before the family's next lease anniversary date, the Housing Authority will determine whether each applicable adult family member is in compliance with the community service requirement.

**6. Notification of Non-Compliance with Community Service Requirement**

The HADC will notify any family found to be in non-compliance of the following:

- a. The family member(s) has been determined to be in non-compliance;
  1. That the determination is subject to the grievance procedure; and
  2. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

**7. Agreement Opportunity**

The HADC will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. This shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, HADC shall take action to terminate the lease.

**Community Service Organizations And Activities Are Defined As:**

As a convenience to participating residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them perform community service activities. Residents required to participate are not limited to the published list and are encouraged to identify other organizations and activities.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Residents are not limited to the following list and are encouraged to identify other organizations and activities.

**Qualified Organizations:**

HADC  
County Government Departments  
Nonprofit Organizations  
Local Hospitals

**Qualified Activities:**

Volunteer services to any qualified organization  
Self-sufficiency activities such as education, training and self-improvement classes  
Participation in monthly resident programs as presented by the Housing Authority

### **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:  
**“One Strike You’re Out” Policy**  
**Crime statistics received from local Police Enforcement Agency**

2. What information or data did the PHA used 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) **Property Managers keep log on activities**

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

**Tobie Grant Manor and Johnson Ferry East Developments**

#### **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 (describe below)  
**HADC Security Plan**  
**Concentrated community policing patrols on an as needed basis within developments**

2. Which developments are most affected? (list below)  
**Tobie Grant Manor and Johnson Ferry East Developments**

**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)  
**Tobie Grant Manor and Johnson Ferry East Developments**

**D. Additional information as required by PHDEP/PHDEP Plan N/A**

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)]

**The Pet Policy and Procedures are currently in effect for the Housing Authority of DeKalb (HADC) residents. A Pet Policy was developed and attached to the Admission and Continuing Occupancy Policy (ACOP) during FY 2005. The ACOP was adopted by the HADC Board in 2006 and forwarded to HUD in the PHA Plan FY 2006.**

**INTRODUCTION.**

**HADC residents, who desire to keep a pet (as later defined in this Pet Policy) in his or her apartment, may only do so in strict accordance with the procedures set forth in this Pet**



**Policy.** All other residents are prohibited from keeping pets in their apartments, in their yards, around their apartment or in or around any HADC property.

**A. APPLICABILITY:**

This policy (“Policy”) is applicable for all HADC owned or managed communities that have been approved for common household pets, including those that have units designated as elderly, handicapped or disabled and family communities.

**B. DEFINITION OF COMMON HOUSEHOLD PET:**

**“Common household pet” or “pet”** means a HADC recognized domesticated animal which, for the purpose of this Policy, shall be confined to a dog, cat, bird or fish that is kept in the home for pleasure. The pet can not be used for any commercial purposes, and each pet must otherwise meet the requirement of this Policy.

Notwithstanding the foregoing, the term “Common household pets” or “pets” exclude:

Birds of prey with an overly aggressive nature.

Any cat with an overly aggressive nature or any cat with a known or suspected propensity, tendency or disposition to unprovoked attacks, or any cat, which actually attacks, or threatens to attack, a resident, visitor, guests or HADC staff member.

Any dog owned or harbored primarily or in part for the purpose of dog fighting, or any dog trained or training for dog fighting; or

Any vicious and/or intimidating dogs. The terms “vicious” or “intimidating dog shall mean: Any dog with a known or suspected propensity, tendency or disposition to unprovoked attacks that cause injury or any dog that otherwise endangers the safety of human beings or domestic animals.

Any dog which approaches any person in an apparent attitude of attack upon the streets, sidewalk or any community grounds or places.

Any dog which, when unprovoked, in a vicious or terrorizing manner approaches any person in an apparent attitude of attack upon the streets, sidewalks or any public grounds or places;

Any dog that bites, inflicts injury, assaults or otherwise attacks a human being or domestic animal with or without provocation on public or private property, including but not limited to, a bite which occurs inside of the resident’s apartment.

Any dog which actually or may reasonably endanger or threaten to endanger the safety of any resident, staff member, visitor or guest of or to a HADC community.

**C. APPLICATION FOR PET PERMIT:**

1. Prior to housing any pet in a HADC apartment, in a resident’s yard, or on or about any HADC community, the resident shall apply to the management office of the community where the resident lives for a Pet Permit. The application must be accompanied by:

A current animal or pet license or tag issued by the appropriate authority;  
Evidence that the pet has been spayed or neutered as applicable; and  
Current shot record from the resident’s veterinarian or the DeKalb County Humane Society or other applicable county Humane Society evidencing that the



pet has received current rabies and distemper inoculations or boosters, as applicable.

Such other evidence or documents as HADC may require to ensure that the keeping of the proposed pet is in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations.

Such other evidence or documents as HADC may require to ensure that the keeping of the proposed pet is in accordance with HADC's Pet Policy and Procedures for HADC residents.

2. The Resident shall indicate the tag with an identifying number by the Humane Society in DeKalb County or other applicable county Humane Society, or by a licensed veterinarian. Such tag is generally provided after a pet has received the appropriate inoculations. The pet's tag number along with the shot inoculation record shall be recorded at the management office and, if all other requests and conditions have been responsible for securing the identifying tag to the pet in such a way that the pet wears the tag at all times.
3. Any pet found outside of the dwelling unit unattended by the pet's owner or keeper will be considered stray animals and placed in custody of the DeKalb County Animal Control Center.
4. The Pet Permit shall be completed as prescribed by the form and signed by both the Resident and the Property Manager or designee.

**D. PET DEPOSIT:**

1. A pet deposit shall be required in the amount indicated below:
  - i. \$325.00 for each cat or dog;  
This fee is collected in the event it is necessary to clean/replace carpets and/or floors, fumigating apartment and common areas, replace tile, paint, repair window treatments, walls or doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HADC Authority Wide Maintenance/Resident Charges Listing. Past experience has shown that such charges are approximately \$300.00+.
  - ii. \$240.00 for all birds in the same cage;  
This fee is collected in the event it is necessary to clean/replace carpet, fumigating apartment, paint, repair window treatments, walls and doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HADC Authority Wide Maintenance/Resident Charges Listing. Past experience had shown that such charges are approximately \$200.00+.
  - iii. \$160.00 for all fish in a single aquarium over one (1) gallon capacity;  
This fee is collected in the event it is necessary to clean/replace carpet, paint, repair water damage if the aquarium should fall or break, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts of these charges are contained on the HADC Authority wide

Maintenance/Resident Charges Listing. Past experience has shown charges are approximately \$140.00+.

2. HADC shall refund the unused portion of the pet deposit, after subtracting any damages to the apartment, to the resident within a reasonable time after the resident moves from the community or a reasonable time after the resident no longer owns or keeps a pet in the apartment.
3. Current pet owners who: (i) already reside in HADC property; (ii) have a current Pet Permit; and (iii) are in lease compliance must submit the appropriate pet deposit and fee within twelve (12) months from the date of notification by the property management office. Resident must submit twenty-five percent (25%) of the appropriate pet deposit within sixty (60) days of the date the resident received notification of the pet deposit with the balance due in equal payments over the next ten (10) months.
4. HADC shall amend the Pet Policy in accordance with HUD regulations periodically. If an increase in the amount of the Pet Deposit is warranted, residents shall be notified, by letter, as to the amount and the effective date of the increase. The increase amount may be paid in full or in two monthly installments, depending upon the amount and as stipulated by the Authority.
5. When the pet is no longer in or about HADC property, or upon termination of Resident's lease, HADC will use the pet deposit to pay reasonable expenses directly attributable to the presence of the pet in the community, including, but not limited to the cost of repairs and replacement to, and fumigation of, the resident's apartment or HADC common areas or grounds, and the cost of removing or disposing of pet pursuant to this Policy.

**E. RULES AND REGULATIONS:**

**Number of Pets Allowed:**

1. No household shall own or keep in their apartments or on any property owned by HADC more than:
  - i. one (1) dog;
  - ii. one (1) cat;
  - iii. two (2) aquariums;
  - iv. one (1) bird cage containing not more than two (2) birds;
  - v. a combination in the aggregate of not more than: (i) one (1) dog or one (1) cat, and one (1) aquarium; or (ii) one (1) bird cage containing not more than two (2) birds and one (1) aquarium.
2. For the purpose of this Policy, fish in a single approved aquarium constitute one (1) pet. Also no more than two (2) birds in a single cage constitute one (1) pet.

**Applicability of Rules and Regulation to Service Animals:**

There shall be no charge for the registration of service animals while used as such by any person, provided: (i) that an affidavit or statement from a duly licensed and recognized physician certifying, in writing, that the service animal is required by the disabled person; (ii) that such service animal shall be vaccinated in compliance with The DeKalb County Animal Control Ordinance; (iii) that such animal is not "vicious", "intimidating", or

“threatening” as is set forth under section II of this Policy. All such “service animals”, although, not technically a “pet” shall adhere to all of the Rules and Regulations set forth in this Policy with exception of the rule regarding weight limitations of the “pet”.

**Rules and Regulations Related to all Pets:**

1. The only permitted pets in and about HADC communities are HADC recognized domesticated dogs, cats, birds that are kept in approved birdcages, and fish that are kept in approved aquariums.
2. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term “disturb, interfere and diminish” shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. Moreover, residents shall not permit their pets to become a nuisance. Any dog is declared a public nuisance, if such dog:
  - a. Seriously disturbs a person or neighborhood by loud, frequent barking or howling. Generally, no management action will be taken against any person unless the complaint executes an affidavit indicating that he or she will testify in municipal court concerning such disturbance when notified of the date and time the matter is set for trial.
  - b. Threatens or causes a condition which endangers public health.
3. If pets are left unattended for a period of twenty-four (24) hours or more, HADC may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Georgia state law and pertinent local or county ordinances. HADC accepts no responsibility for the animal under such circumstances. HADC will charge the Resident of the unattended pet a fee for the removal of the pet.
4. Resident shall not alter their apartment, patio or apartment area in order to accommodate a pet without the expressed written permission of HADC.
5. Residents are responsible for all damages caused by their pets, including the cost of cleaning or replacement of carpets, floors, doors, cabinets, window coverings and/or the fumigation of units.
6. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HADC and may subject the resident to lease termination.
7. Should a resident’s pet give birth to a litter or offspring, the resident shall remove all animals except one. Should the resident choose to keep one of the offspring, the resident must show a current license and shot record for the newly retained pet.
8. Each resident who has an approved pet must identify an alternate custodian of the pet in the event of resident illness or other significant absence from the dwelling unit. The identification of an alternate custodian must occur prior to HADC’s issuance of a Pet Permit.
9. Pets not owned by a resident shall NOT be kept on a temporary basis, absent the express written consent of the resident’s Property Manager.
10. Pets must not be allowed to go onto the property of others and shall not constitute a

nuisance to the pet owner's neighbors of neighbors to HADC communities.

11. **Pets must not hinder, interfere with, threaten or harass HADC staff members, agents, contractors or service providers in the performance of their duties including but not limited to: (i) routine, non-routine and emergency maintenance in and about resident's unit; (ii) energy upgrade; (iii) building improvements; and (iv) routine and non-routine pest extermination or control activities. In no event may resident refuse to allow HADC to perform such services due to the presence of a pet.**

**Rules and Regulations Related to Dogs and Cats:**

1. **The weight of a dog or cat shall not exceed 30 pounds (adult size). Service animal dogs, which are actually used as a service animal, pursuant to Section VI (B), are exempt from this rule.**
2. **All dogs and cats must be spayed or neutered, as applicable.**
3. **Any dog that bites, attacks or endangers the safety of humans without provocation is classified as potentially dangerous dog. The owner of such a dog is subject to revocation of his/her permit, a fine, and/or legal action. A dog is not considered potentially dangerous or dangerous if it bites a human:**
  - a. **When its owner is being attacked;**
  - b. **Who is a willful trespasser on the property of the owner or who is committing another tort or crime; or**
  - c. **Who has tormented or abused the dog and such torment or abuse is documented.**
4. **Dogs and cats shall remain inside the resident's unit. No animals shall be permitted to be loose in hallways, lobby areas, Laundromats, community rooms, yards or other common areas of the development.**
5. **Residents may not allow dogs to go outside unless such dog is securely leashed with a leash no longer than four to six feet in length. It shall be the absolute responsibility of every owner, possessor or person who keeps any dog to prevent it from running at large upon sidewalks, vacant lots, or anywhere in the community. A dog shall be deemed to be running at large when off or away from the premises of the owner or keeper, or under the actual physical control by means of a leash, cord or chain. Dogs may not be leashed to inanimate objects such as trees, posts, buildings, cars, etc.**
6. **Dogs and cats, and as applicable, birds, must be licensed yearly by a licensed veterinarian or the DeKalb County Humane Society or other county Humane Society. Residents must show proof of annual rabies and distemper booster inoculations.**
7. **Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall neither allow refuse from litter boxes to accumulate nor to become unsightly or unsanitary.**
8. **Residents are solely responsible for cleaning up pet droppings, if any, inside and outside the apartment and/or on the development grounds. Droppings must be disposed of by being placed in a bag and then placed in a dumpster/container outside the development building. Residents in violation will be subject to a maintenance fee charge of twenty-five (\$25.00) for each offense. Multiple violations may also subject**

the resident to a revocation of the pet permit and/or lease termination.

9. Residents *may not* dispose of pet waste by any other ways other than those listed in this Policy.

**Rules and Regulations Related to Birds:**

A birdcage cannot be larger than 18 inches by 18 inches by 30 inches (18" x 18" x 30"). Birds must fit inside the cage.

**Rules and Regulations Related to Fish:**

An aquarium cannot be larger than thirty (30) gallons and must be watertight.

**Pet Permit Renewal:**

The Pet Permit shall be renewed at the annual recertification for each resident that keeps a pet in his or her dwelling unit. Copies of the current pet inoculations shall be required during recertification. HADC Management will bring expired pet permits to the attention of the pet owners by written notice allowing the pet owner a grace of fifteen days to provide the management office with a current certificate of appropriate inoculations. Residents pet owners who do not have a current Pet Permit after being extended a fifteen (15) day grace period are in violation of their dwelling lease and must remove the pet immediately or be subject to lease termination.

**Annual Pet Inspections:**

At least once each year, each apartment that has a pet will be subject to an inspection by HADC to determine what damage, if any, has occurred in the apartment as a result of the pet or pet's presence in the apartment. Should HADC determine that damage to the apartment has occurred, HADC shall provide a listing of damages and charge the resident for the repair of damages. The resident shall pay such charges when due, generally the first day of the second month after notification of the charges. Should the resident fail or refuse to pay the charges when due, such failure or refusal shall be grounds for revocation of the pet permit and for lease termination.

**F. REVOCAION OF PET PERMIT:**

The privilege of maintaining a pet in a HADC apartment shall be subject to the rules set forth above. This privilege shall be revoked at any time, subject to HADC's Grievance Procedures, if the animal becomes destructive, creates a nuisance, and represents a threat to the health, safety and/or security of other residents.

**G. AMENDMENTS TO THE PET POLICY:**

HADC reserves the right to amend this pet policy as it deems necessary to protect and enhance the HADC communities.

**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? **1**
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)? **15 days from notice**

## **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 – **Ashford Parkside**  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
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 below:



**The HADC Annual Plan and 5-Year Plan were made available at anytime at the central office of the HADC during the entire PHA preparation process. The 2008 PHA Plan, Capital Fund Program and Attachments were presented & approved by the Resident Advisory Board at the March 2008 RAB Meeting, Comments were obtained at several RAB meetings and at the publicized Public Hearing.**

**Questionnaires were distributed at the meetings and hearing in order to initiate public participation and so that we could further assist them. 32 responses were returned. The following questionnaire that was distributed at the meetings in order to initiate public participation and so that we could further assist them:**

**Question # 1 – What do you foresee the primary goals should be for the HADC in the upcoming year?**

**Answers:**

- Clear out area behind building for a flower garden for residents at SC II
- To provide things designated for seniors for their comfort and well-being at SC II
- To inform resident if planning on coming into unit at SC II
- Provide on-site security and 24-hour staff/answering service for emergency calls at SC II.
- Provide a housekeeper for the whole building at SC II
- Upgrade buildings and keep property up according to state, city & county codes at SC II.
- To assist residents with their rent at SC I
- To help residents with their finances such as medical bills & prescriptions at HL
- More lighting and less off-site traffic at HL
- Improve management and communications at HL
- Need a way to get in touch with RAB members
- Send out newsletters monthly and hold monthly meetings with management
- Send out more Section 8 information to Section 8 residents
- Hold a “senior prom” annually for all residents in all developments together
- Provide more things for residents to do at SC II
- Install speed breakers at TGM

**Question # 2 - What type of resident service “activities” would you like to see the HADC pursue for the upcoming year in reference to Resident Services?**

**Answers:**

- Would like for the Resident Association to be organized and revitalized at JFE
- More shopping trips, Brave’s games, Falcon’s games and Hawk’s games at night
- Provide a bigger bus for all of us to go somewhere together
- Provide bible study, floral and sewing classes at SC II
- Provide computer classes and training for residents at SC II
- Would like to see more transportation (bus) services available at TGM
- Would like for Section 8 residents to participate in activities at other developments
- Provide music classes and line dancing classes at HL
- Would like a flyer to be delivered to resident door instead of posting at office at HL

**Question # 3 - What types of self-sufficiency “programs” would you like to see offered in the upcoming year?**

**Answers:**

- Provide more care for uneducated elders at JFE
- Provide a full & complete gym- exercise classes, equipment and bikes to residents at SC II

- Take residents to water aerobics at HL
- Would like to have all assistance forms mailed to Section 8 residents
- Allow yard sales, food sales and part-time work for residents at HL

**Question # 4 – What activities / services provided by HADC are you most pleased?**

**Answers:**

- Thankful and very pleased with bus service provided to residents, especially to Wal-Mart
- The senior activities are fine at JFE
- Enjoy and appreciate family night out activities and other special events at TGM
- Enjoy neighbors and community at Spring Chase II
- Enjoy the choir classes

**Question #5 – What problems do you perceive exist in the housing units?**

**Answers:**

- A lot of young people in the building at SC II and HL, especially on the weekends
- Poor ventilation in building at SC II
- Need a ramp on the 2<sup>nd</sup> floor exit or entrance in order to pull carts inside building at SC II
- Lack of interest in upper management
- Stealing of furniture by other tenants/visitors at HL
- No supervision or monitoring of residents at HL
- Need housekeeper to be provided to residents and put groceries away
- Need full-time security at elderly developments– SC II & HL
- Need more police patrols at TGM & HL
- Strangers sleeping in the common areas at SC II
- Why isn't HUD coming out to inspect units anymore?
- There needs to be a curfew for neighbors who make a lot of noise, especially at night

**Question # 6 – List improvements you would like to see in the following areas;**

**Answers:**

**Grounds:**

- Keep the grass cut and lawns kept neat at Spring Chase II
- Would like a flower garden for residents behind building at SC II
- Would like speed humps installed at TGM
- The fences & entrances are very nice and the gates separating apartments is good at TGM
- More lighting at SC II & HL
- Trim trees and clean gutters at SC II
- Would like to see more grass in bare areas at HL
- Grounds are well-kept but would like to see more flowers at HL
- What is being done about the lake at HL?

**Maintenance:**

- Would like for them to pick up trash at Spring Chase II.
- Keep TV room available at all times, especially in the evening at SC II
- For maintenance to respond w/o having to complete a 2<sup>nd</sup> work order at SC II & HL
- Repair heating units and radiators on 2<sup>nd</sup> & 3<sup>rd</sup> floor at SC II
- Bug problems from neighbor at SC II
- Clean stairwells or keep locked up at night at SC II
- Provide housekeeping to residents at SC II and HL
- Need to update main lobby, clean hallways and furniture in common areas at SC II



**Modernization:**

- Would like screens for windows in every apartment and replace carpeting at SC II
- Repair security doors as they are out-of order often at SC II
- Air conditioning leaks or not working on 2<sup>nd</sup> & 3<sup>rd</sup> floors at SC II
- Provide storage areas for residents for bingo, ceramics, etc at HL community center
- Install new carpeting at SC II & HL
- Mold & mildew problems and odors in units & hallways at HL
- Need more drainage or drain tile system around buildings at HL
- Floors upstairs squeak and apartments need painting at HL

**Security:**

- Would like to see more security day & night at HL
- Would like a security guard in the building 24/7 at SC II.
- Would like to see more police patrols at TGM & HL
- Would like security cameras installed at SC II

**Management:**

- Would like to meet with property manager monthly at SC II & HL
- Communication and management is excellent at TGM
- Poor communication and management at JFE
- Provide meetings for residents in their own language at JFE
- Would like to comment that management is very cooperative & helpful at SC II
- Would like a Resident Association at JFE
- Respond to phone calls and letters at HL
- For management to be respectful to residents at HL

**Question # 7 – If money were no object what type of improvements would you like to see added at your particular development?**

**Answers:**

- The # 1 answer was SECURITY at HL & SC II (both elderly developments)
- All other answers were mentioned in the sections above

**Question # 8 - Any other business?**

**Answers:** None.

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:
- Other: (list below) **Residents requested minor repairs and/or maintenance work that the HADC already had scheduled for the upcoming year**

**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.)
- Residents and the RAB were solicited to submit a candidate for over 6 months but did not respond in a timely manor. Therefore; the Executive Director appointed a committee of HADC staff to select and recommend a candidate. Charles Yi, JFE resident was appointed to the HADC Board on 6/12/2007 for a 1-year term. At the March 2008 RAB meeting, the RAB members and residents indicated that they will be recommending & electing someone in May 2008 for the position when it becomes available in June 2008.**

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: (describe)
- 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 (list)

**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: (provide name here) DeKalb County, 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)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- **The highest priority is to assist households with the greatest needs, including low income renters and homeowners with very low income (50% or lower or the area medium income), special needs populations, elderly, and the homeless.**
  - **Encourage the development of owner-occupied affordable single-family housing.**
  - **Continue a working relationship with the county to identify emerging housing needs within DeKalb County.**
  - **Develop affordable housing units that will be occupied by low & very low income families.**
  - **Encourage rehabilitation and acquisition of housing and low housing rental housing.**

**D. Other Information Required by HUD**

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

**DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSULT, STALKING**

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

A. The following activities, services, or programs are provided by HADC, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking. [“None”]

B The following activities, services, or programs are provided by HADC to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing. [“None”]

C. The following activities, services, or programs are provided by HADC to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families. [“None”]

**HADC VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

**I. Purpose and Applicability**

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

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

## II. Goals and Objectives

This Policy has the following principal goals and objectives:

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

## III. Other HADC Policies and Procedures

This Policy shall be referenced in and attached to HADC's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of HADC's Admissions and Continued Occupancy Policy. HADC's annual public housing agency plan shall also contain information concerning HADC's activities, services or programs relating to domestic violence, dating violence, and stalking. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of HADC, the provisions of this Policy shall prevail.

## IV. Definitions

As used in this Policy:

- A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.”
- B. *Dating Violence* – means violence committed by a person—
  - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
  - (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
    - (i) The length of the relationship.
    - (ii) The type of relationship.
    - (iii) The frequency of interaction between the persons involved in the relationship.

**C. *Stalking* – means –**

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

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

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

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

**V. Admissions and Screening**

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

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

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

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

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

**VI. Termination of Tenancy or Assistance**

- A. VAWA Protections.** Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by HADC:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
  2. In addition to the foregoing, tenancy or assistance will not be terminated by HADC as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
    - (a) Nothing contained in this paragraph shall limit any otherwise available authority of HADC’ or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither HADC nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
    - (b) Nothing contained in this paragraph shall be construed to limit the authority of HADC or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or HADC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. Removal of Perpetrator.** Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, HADC or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by HADC. Leases used for all public housing operated by HADC and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by HADC, shall contain provisions setting forth the substance of this paragraph.



## VII. Verification of Domestic Violence, Dating Violence or Stalking

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

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

1. *HUD-approved form* - by providing to HADC or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to HADC or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to HADC or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

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

C. *Waiver of verification requirement.* The Executive Director of HADC, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the

victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

#### **VIII. Confidentiality**

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

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

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

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

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

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

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



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

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

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

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

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

#### **XI. Relationships with Service Providers [Optional provision]**

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

#### **XII. Notification**

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

#### **XIII. Relationship with Other Applicable Laws**

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

**XIV. Amendment**

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

**Attachments**

Use this section to provide any additional attachments referenced in the Plans.

<b>Attachment</b>	<b>ga237f01</b>	<b>HADC Organizational Chart</b>
<b>Attachment</b>	<b>ga237g01</b>	<b>HADC Resident Advisory Board Roster</b>
<b>Attachment</b>	<b>ga237h01</b>	<b>HADC Homeownership Programs and Administration</b>
<b>Attachment</b>	<b>ga237i01</b>	<b>HADC Public Housing Security Plan</b>
<b>Attachment</b>	<b>ga237j01</b>	<b>HADC Designated Housing Plan</b>
<b>Attachment</b>	<b>ga237k01</b>	<b>JFE Redevelopment Master Plan</b>
<b>Attachment</b>	<b>ga237L01</b>	<b>Resident Advisory Board Roster</b>

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

<b>Attachment # ga237a01</b>	<b>2008 CFP Annual Statement &amp;</b>
<b>Attachment # ga237b01</b>	<b>5-Year Action Plan FY2008-2012</b>
<b>Attachment # ga237c01</b>	<b>2007 CFP Performance and Evaluation Report</b>
<b>Attachment # ga237d01</b>	<b>2006 CFP Performance and Evaluation Report</b>
<b>Attachment # ga237e01</b>	<b>2005 CFP Performance and Evaluation Report</b>

**ga237b01 Annual Statement/Performance and Evaluation Report** (Based on notification received from HUD)  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750108</b> Contract ACC # A3904 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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**Original Annual Statement** Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
**Performance and Evaluation Report for Period Ending:** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	83,000.00			
3	1408 Management Improvements	27,950.00			
4	1410 Administration	83,000.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	11,187.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	40,000.00			
10	1460 Dwelling Structures	135,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00			
12	1470 Non-dwelling Structures	15,000.00			
13	1475 Non-dwelling Equipment	5,000.00			
14	1485 Demolition	.00			
15	1490 Replacement Reserve	.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	420,000.00			
19	1502 Contingency	.00			
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$ 830,137.00</b>			
20	Amount of line XX Related to LBP Activities	.00			
21	Amount of line XX Related to Section 504 compliance	.00			
22	Amount of line XX Related to Security - Soft Costs	.00			
23	Amount of Line XX Related to Security - Hard Costs	.00			
24	Amount of Line XX Related to Energy Conservation Measures	.00			
25	Collateralization Expenses or Debt Service	.00			

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Operations</b>	TGM & JFE Operations	1406	TGM JFE	49,800.00					
	<b>Operations Subtotal</b>			<b>83,000.00</b>					
<b>Management Improvements</b>	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	TGM JFE	23,950.00					
	Record keeping improvements / management	1408	PHA - WIDE	4,000.00					
	<b>Management Improvements Subtotal</b>			<b>27,950.00</b>					
<b>Administration</b>	Non-Technical PHA salaries & employee contributions	1410	TGM JFE	78,000.00					
	Travel, advertising, printing & administrative	1410	PHA - WIDE	5,000.00					
	<b>Administration Subtotal</b>			<b>83,000.00</b>					
<b>Fees &amp; Costs</b>	Sundry Expenses	1430	PHA - WIDE	5,000.00					
	A & E Services and/or Procurement costs		PHA - WIDE	6,187.00					
	<b>Fees &amp; Costs Subtotal</b>			<b>11,187.00</b>					
<b>Site Improv.</b>									
TGM	Landscaping & Site Improvements	1450	TGM	20,000.00					
	Fencing and or entrance work		TGM	10,000.00					
	Shrubs, Trees, mulching and grading		JFE & TGM	10,000.00					
	<b>Site Improvements Subtotal</b>			<b>40,000.00</b>					
<b>Dwelling Struc.</b>									
TGM	Building Foundation repair	1460	As needed	12,000.00					
TGM	Resurface / line Tubs	1460	20 units	6,000.00					

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
TGM	Replace windows or doors			As Needed	45,000.00				
TGM	Replace polybutylene plumbing		1460	As Needed	35,000.00				
TGM	Replace or repair flooring			As Needed	7,000.00				
TGM	Occupied painting of units			As Needed	20,000.00				
JFE	Miscellaneous Emergency Repairs		1460	As Needed	10,000.00				
	<b>Dwelling Structures Subtotal</b>				<b>135,000.00</b>				
<b>Dwelling Equip</b>									
TGM	Range & Refrigerator Replacement		1465	12 units	10,000.00				
	<b>Dwelling Equipment Subtotal</b>				<b>10,000.00</b>				
<b>Non-Dwelling Building</b>	Maintenance building & Community Center		1470	PHA - WIDE	15,000.00				
	<b>Non-Dwelling Equipment Subtotal</b>				<b>15,000.00</b>				
<b>Non-Dwelling Equipment</b>	Office Furniture & Equipment for Offices, Maintenance buildings & Community Centers		1475	PHA - WIDE	5,000.00				
	<b>Non-Dwelling Equipment Subtotal</b>				<b>5,000.00</b>				
<b>Dev Activities</b>									
JFE	Development activities - GA06234-004		1485	132 units	420,000.00				
	<b>Development Activity Subtotal</b>				<b>420,000.00</b>				
	<b>GRAND TOTAL</b>				<b>830,137.00</b>				

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P23750108</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Estimated start date</b> <b>9/15/08</b>							
GA237-1							
Tobie Grant Manor	3/15/10			9/15/11			In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	3/15/10			9/15/11			In accordance with Notice 2001-26
Management Improvements	3/15/10			9/15/11			In accordance with Notice 2001-26
Community Policing Program	3/15/10			9/15/11			In accordance with Notice 2001-26
Preventive Maintenance Program	3/15/10			9/15/11			In accordance with Notice 2001-26
Operational Improvement Training	3/15/10			9/7/10			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/15/10			9/15/11			In accordance with Notice 2001-26
Resident Responsibility Training	3/15/10			9/15/11			In accordance with Notice 2001-26

**Annual Statement/Performance and Evaluation Report** (Based on notification received from HUD)  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>	Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: GA06R23750108</b>	Contract ACC #A3904	Federal FY of Grant: <b>2008</b>
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	2,500.00			
3	1408 Management Improvements	2,500.00			
4	1410 Administration	2,500.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	2,500.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	.00			
10	1460 Dwelling Structures	.00			
11	1465.1 Dwelling Equipment—Nonexpendable	.00			
12	1470 Non-dwelling Structures	.00			
13	1475 Non-dwelling Equipment	.00			
14	1485 Demolition	.00			
15	1490 Replacement Reserve	.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	235,317.00			
19	1502 Contingency	.00			
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$ 245,317.00</b>			
20	Amount of line XX Related to LBP Activities	.00			
21	Amount of line XX Related to Section 504 compliance	.00			
22	Amount of line XX Related to Security - Soft Costs	.00			
23	Amount of Line XX Related to Security - Hard Costs	.00			
24	Amount of Line XX Related to Energy Conservation Measures	.00			
25	Collateralization Expenses or Debt Service	.00			



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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No. GA06R23750108</b>				Federal FY of Grant: <b>2008</b> Contract ACC # A3904		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>ASHFORD PARKSIDE GA237-005</b>							
<b>Operations</b>	Operational expenses	1406	PHA - WIDE	<b>2,500.00</b>				
<b>Management Improvements</b>	Resident, Board & Staff Training or Assistance	1408	PHA - WIDE	<b>2,500.00</b>				
<b>Administration</b>	Non-technical PHA salaries/employee contributions	1410	PHA - WIDE	<b>2,500.00</b>				
<b>Fees &amp; Costs</b>	Sundry Expenses and/or Procurement costs	1430	PHA - WIDE	<b>2,500.00</b>				
<b>Site Improvements</b>	Landscaping & Site Improvements	1450		<b>.00</b>				
<b>Dwelling Structures</b>	Building Renovations	1460		<b>.00</b>				
<b>Dwelling Equipment</b>	Building Equipment	1465		<b>.00</b>				
<b>Non-Dwelling Building</b>	Community Center / Maintenance building	1470		<b>.00</b>				
<b>Non-Dwelling Equipment</b>	Furniture / Equipment for Office & Maintenance	1475		<b>.00</b>				
<b>Development Activities</b>	<b>Ashford Parkside / Ashford Landing</b>			<b>235,317.00</b>				
	<b>GRAND TOTAL</b>			<b>245,317.00</b>				

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>Replacement Housing Factor No: GA06R23750108</b>			Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Estimated start date</b> <b>9/15/08</b>							
Ashford Parkside GA237-005							
Ashford Landing GA237-006							In accordance with Notice 2001-26
Management Improvements	3/15/10			9/15/11			In accordance with Notice 2001-26
Community Policing Program	3/15/10			9/15/11			In accordance with Notice 2001-26
Preventive Maintenance Program	3/15/10			9/15/11			In accordance with Notice 2001-26
Operational Improvement Training	3/15/10			9/7/10			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/15/10			9/15/11			In accordance with Notice 2001-26
Resident Responsibility Training	3/15/10			9/15/11			In accordance with Notice 2001-26

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

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<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name: <b>Housing Authority of DeKalb County (HADC)</b>		<b>FY 2008-2012</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan 2005-2009</b> <input checked="" type="checkbox"/> <b>Revision No: 3</b>	
Development Number /Name PHA-Wide	Year 1 PHA FY: <b>2008</b>	Work Statement for Year 3 PHA FY: <b>2009</b>	Work Statement for Year 4 PHA FY: <b>2010</b>	Work Statement for Year 5 PHA FY: <b>2011</b>	Work Statement for Year 5 PHA FY: <b>2012</b>
#GA237-1 Tobie Grant Manor #GA237-4 Johnson Ferry East	See Annual Statement	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE	GA237 - TGM GA237-4 - JFE
1406 Operations		49,570.00	42,650.00	42,650.00	42,650.00
1408 Management Improvements		49,570.00	42,650.00	42,650.00	42,650.00
1410 Administration		49,570.00	21,795.00	21,795.00	21,795.00
1430 Fees & Costs		15,000.00	10,000.00	10,000.00	10,000.00
1450 Site Improvements		66,000.00	40,000.00	40,000.00	40,000.00
1460 Dwelling Structures		96,645.00	30,000.00	30,000.00	30,000.00
1465.1 Dwelling Equipment Non-expendable		16,000.00	20,000.00	20,000.00	20,000.00
1470 Non-Dwelling Structures		15,000.00	10,000.00	10,000.00	10,000.00
1475 Non-Dwelling Equipment		5,000.00	10,000.00	10,000.00	10,000.00
1485 Demolition		.00	.00	.00	.00
1499 Development Activities		133,433.00	200,000.00	200,000.00	200,000.00
Total CFP Funds Estimate for 5-Year Plan	<b>779,523.00</b>	<b>495,788.00</b>	<b>427,095.00</b>	<b>427,095.00</b>	<b>427,095.00</b>
Total Replacement Housing Factor Funds					
<b>Tobie Grant Manor:</b>	<b>200 units @ \$1,493.34 per unit</b>	<b>200 units @ \$1,493.34 per unit</b>	<b>200 units @ \$1,493.34 per unit</b>	<b>200 units @ \$1,493.34 per unit</b>	<b>200 units @ \$1,493.34 per unit</b>
<b>Johnson Ferry East:</b>	<b>322 units @ \$1,493.34 per unit</b>	<b>132 units @ \$1,493.34 per unit</b>	<b>86 units @ \$1,493.34 per unit</b>	<b>86 units @ \$1,493.34 per unit</b>	<b>86 units @ \$1,493.34 per unit</b>

**should be 132 + 30**

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

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

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

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<b>Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities</b>					
<b>PHA Name:</b> <b>Housing Authority of DeKalb County (HADC)</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P23750110</b> Replacement Housing Factor No:		<b>Federal FY of Grant: 2010</b>	
Activities for Year : <b>3</b>			Activities for Year: <b>3</b>		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>1406</b>	<b>Operations</b>		<b>1408</b>	<b>Management</b>	
TGM	Operations	59,720.00	TGM & JFE	Staff training, mtgs or assistance	59,720.00
JFE	Operations	25,680.00	TGM & JFE	Resident mtgs & newsletters	25,680.00
	<b>Subtotal</b>	<b>85,400.00</b>		<b>Subtotal</b>	<b>85,400.00</b>
<b>1410</b>	<b>Administration</b>		<b>1430</b>	<b>Fees &amp; Costs</b>	
TGM & JFE	Staff salaries & expenses	29,826.00	TGM	Sundry: Bids, Ads, printing, etc	10,490.00
TGM & JFE	Procurement & Advertising	12,824.00	JFE	Sundry: Bids, Ads, printing, etc	4,510.00
	<b>Subtotal</b>	<b>42,650.00</b>		<b>Subtotal</b>	<b>15,000.00</b>
<b>1450</b>	<b>Site Improvements</b>		<b>1460</b>	<b>Dwelling Structures</b>	
TGM	Sewer line repair/ replacement	31,000.00	TGM	replace entry doors	40,000.00
TGM	install new walkways & repairs	35,000.00	TGM	interior painting of occupied units	18,750.00
	<b>Subtotal</b>	<b>66,000.00</b>	TGM	replace interior lighting	7,895.00
<b>1465.1</b>	<b>Dwelling Equipment</b>		TGM	siding & soffit repair/replacement	30,000.00
TGM	replace 10 range / refrigerator	16,000.00		<b>Subtotal</b>	<b>96,645.00</b>
	<b>Subtotal</b>	<b>16,000.00</b>	<b>1470</b>	<b>Non-Dwelling Structures</b>	
<b>1475</b>	<b>Non-Dwelling Equipment</b>		TGM	repair & upgrade office bldg	10,000.00
TGM	Office furniture / equipment	2,500.00		<b>Subtotal</b>	<b>15,000.00</b>
TGM	Community center equipment	2,500.00	<b>1485</b>	<b>Demolition</b>	
	<b>Subtotal</b>	<b>5,000.00</b>	JFE	Demolition activities	.00
<b>1499</b>	<b>Development Activities</b>			<b>Subtotal</b>	<b>.00</b>
JFE	Re-development activities	.00			
	<b>Subtotal</b>	<b>.00</b>		<b>Total CFP Estimated Cost</b>	<b>\$427,095.00</b>

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

form HUD 50075

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>					
<b>PHA Name:</b> <b>Housing Authority of DeKalb County (HADC)</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P23750111</b> Replacement Housing Factor No:		<b>Federal FY of Grant: 2011</b>	
Activities for Year : <b>4</b>			Activities for Year: <b>4</b>		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>1406</b>	<i>Operations</i>		<b>1408</b>	<i>Management</i>	
TGM	Operations	29,826.00	TGM & JFE	Staff training, mtgs or assistance	29,826.00
JFE	Operations	12,824.00	TGM & JFE	Resident mtgs & newsletters	12,824.00
	<b>Subtotal</b>	<b>42,650.00</b>		<b>Subtotal</b>	<b>42,650.00</b>
<b>1410</b>	<i>Administration</i>		<b>1430</b>	<i>Fees &amp; Costs</i>	
TGM & JFE	Staff salaries & expenses	15,242.00	TGM	Sundry: Bids, Ads, printing, etc	6,994.00
TGM & JFE	Procurement & Advertising	6,553.00	JFE	Sundry: Bids, Ads, printing, etc	3,006.00
	<b>Subtotal</b>	<b>21,795.00</b>		<b>Subtotal</b>	<b>10,000.00</b>
<b>1450</b>	<i>Site Improvements</i>		<b>1460</b>	<i>Dwelling Structures</i>	
TGM	Landscaping	10,000.00	TGM	replace porch light fixtures	9,000.00
TGM	Plant new trees/prune old trees	10,000.00	TGM	resurface bathtubs	13,500.00
TGM	Install hand railing	5,000.00	TGM	carpet replacement in elderly apts	7,500.00
TGM	walkway repair/replacement	15,000.00		<b>Subtotal</b>	<b>30,000.00</b>
	<b>Subtotal</b>	<b>40,000.00</b>			
<b>1465.1</b>	<i>Dwelling Equipment</i>		<b>1470</b>	<i>Non-Dwelling Structures</i>	
TGM	replace 12 range & refrigerators	20,000.00	TGM	repair & upgrade office bldg	10,000.00
	<b>Subtotal</b>	<b>20,000.00</b>		<b>Subtotal</b>	<b>10,000.00</b>
<b>1475</b>	<i>Non-Dwelling Equipment</i>		<b>1485</b>	<i>Demolition</i>	
TGM	Office furniture / equipment	5,000.00	JFE	Demolition activities	.00
TGM	Community center furniture	5,000.00		<b>Subtotal</b>	<b>.00</b>
	<b>Subtotal</b>	<b>10,000.00</b>			
<b>1499</b>	<i>Development Activities</i>				
JFE	Re-development activities	200,000.00			
	<b>Subtotal</b>	<b>200,000.00</b>		<b>Total CFP Estimated Cost</b>	<b>\$427,095.00</b>

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

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<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>					
<b>PHA Name:</b> <b>Housing Authority of DeKalb County (HADC)</b>			<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P2375012</b> Replacement Housing Factor No:		<b>Federal FY of Grant: 2012</b>
Activities for Year : <b>5</b>			Activities for Year: <b>5</b>		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>1406</b>	<i>Operations</i>		<b>1408</b>	<i>Management</i>	
TGM	Operations	29,826.00	TGM & JFE	Staff training, mtgs or assistance	29,826.00
JFE	Operations	12,824.00	TGM & JFE	Resident mtgs & newsletters	12,824.00
	<b>Subtotal</b>	<b>42,650.00</b>		<b>Subtotal</b>	<b>42,650.00</b>
<b>1410</b>	<i>Administration</i>		<b>1430</b>	<i>Fees &amp; Costs</i>	
TGM & JFE	Staff salaries & expenses	15,242.00	TGM	Sundry: Bids, Ads, printing, etc	6,994.00
TGM & JFE	Procurement & Advertising	6,553.00	JFE	Sundry: Bids, Ads, printing, etc	3,006.00
	<b>Subtotal</b>	<b>21,795.00</b>		<b>Subtotal</b>	<b>10,000.00</b>
<b>1450</b>	<i>Site Improvements</i>		<b>1460</b>	<i>Dwelling Structures</i>	
TGM	Landscaping	10,000.00	TGM	replace porch light fixtures	9,000.00
TGM	Plant new trees/prune old trees	10,000.00	TGM	resurface bathtubs	13,500.00
TGM	Install hand railing	5,000.00	TGM	carpet replacement in elderly apts	7,500.00
TGM	walkway repair/replacement	15,000.00		<b>Subtotal</b>	<b>30,000.00</b>
	<b>Subtotal</b>	<b>40,000.00</b>			
<b>1465.1</b>	<i>Dwelling Equipment</i>		<b>1470</b>	<i>Non-Dwelling Structures</i>	
TGM	replace 12 range & refrigerators	20,000.00	TGM	repair & upgrade office bldg	10,000.00
	<b>Subtotal</b>	<b>20,000.00</b>		<b>Subtotal</b>	<b>10,000.00</b>
<b>1475</b>	<i>Non-Dwelling Equipment</i>		<b>1485</b>	<i>Demolition</i>	
TGM	Office furniture / equipment	5,000.00	JFE	Demolition activities	.00
TGM	Community center furniture	5,000.00		<b>Subtotal</b>	<b>.00</b>
	<b>Subtotal</b>	<b>10,000.00</b>			
<b>1499</b>	<i>Development Activities</i>				
JFE	Re-development activities	200,000.00			
	<b>Subtotal</b>	<b>200,000.00</b>		<b>Total CFP Estimated Cost</b>	<b>\$427,095.00</b>

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Housing Authority of DeKalb County (HADC)</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>
<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: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	117,000.00		0.00	0.00
3	1408 Management Improvements	78,242.00		0.00	0.00
4	1410 Administration	104,235.00		0.00	0.00
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	5,000.00		0.00	0.00
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	20,000.00		0.00	0.00
10	1460 Dwelling Structures	56,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00		0.00	0.00
12	1470 Non-dwelling Structures	.00			
13	1475 Non-dwelling Equipment	10,000.00		0.00	0.00
14	1485 Demolition	700,000.00		0.00	0.00
15	1490 Replacement Reserve	.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	.00			
19	1501 Collateralization or Debt Service	.00			
20	1502 Contingency	.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,098,477.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities	.00			
23	Amount of line 21 Related to Section 504 compliance	.00			
24	Amount of line 21 Related to Security – Soft Costs	.00			
25	Amount of Line 21 Related to Security – Hard Costs	.00			
26	Amount of line 21 Related to Energy Conservation Measures	.00			



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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Housing Authority of DeKalb County</b>			Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>		
Dev # / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Operations</b>	TGM Operations – 200 units	1406	TGM [.29%]	33,524.00				
	JFE Operations – 322 units		JFE [.71%]	83,476.00				
	<b>Subtotal</b>			<b>117,000.00</b>				
<b>Management Improvements</b>	Management assistance / mtgs	1408	TGM [.29%]	19,790.18				
	Staff trainings / mtgs & RAB mtgs, trainings & newsletters		JFE [.71%]	48,451.82				
	Record keeping upgrades and service fees (Iron Mtn)	1408	PHA WIDE	0.00				
	PH website management		PHA WIDE	10,000.00				
	<b>Subtotal</b>			<b>78,242.00</b>				
<b>Administration</b>	Non-Technical staff salaries & employee contributions	1410	TGM [.29%] JFE [.71%]	95,835.00				
	Travel expenses	1410	PHA WIDE	2,900.00				
	Procurement expenses	1410	PHA WIDE	2,500.00				
	PR advertising expenses		PHA WIDE	3,000.00				
	<b>Subtotal</b>			<b>104,235.00</b>				
<b>Fees &amp; Costs</b>	Architectural or Engineering	1430	PHA WIDE	1,000.00				
	Consultant or Technical fees	1430	PHA WIDE	1,000.00				
	Sundry: Bid packages, News Ads, printing & supplies	1430	PHA WIDE	3,000.00				
	<b>Subtotal</b>			<b>5,000.00</b>				
<b>Site Improvements</b>								
TGM	Repair & improve exterior concrete walls at Office	1450	TGM Office as needed	20,000.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Dev # / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Subtotal</b>			<b>20,000.00</b>				
<b>Dwelling Structure</b>								
TGM	Replacement of damaged entry doors in Apts	1460	As needed	8,000.00				
TGM	Interior painting of occupied Apt units	1460	10 units	3,000.00				
TGM	Replacement of dryer vents	1460	As needed	35,000.00				
JFE	Miscellaneous Emergency Repairs	1460	As needed	10,000.00				
	<b>Subtotal</b>			<b>56,000.00</b>				
<b>Dwelling Equipment</b>								
TGM	Replace 10 refrigerators and 10 ranges and/or hoods	1465	10 units	8,000.00				
	<b>Subtotal</b>			<b>8,000.00</b>				
<b>Non-Dwelling Structures</b>								
TGM	Administration building repair & upgrade	1475	PHA -WIDE	10,000.00				
	<b>Subtotal</b>			<b>10,000.00</b>				
<b>Non-Dwelling Equipment</b>								
	Office furniture & equipment, CC furniture & equipment, Maintenance bldg equipment, or Scanning equipment	1475	TGM Office and Community Center	0.00				
	<b>Subtotal</b>			<b>0.00</b>				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Dev # / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Demolition Activities</b>	Site Demolition	1485	JFE -322 Units	<b>700,000.00</b>				
	<b>Subtotal</b>			<b>700,000.00</b>				
<b>Development Activities</b>	Site Development	1499	JFE	.00				
	<b>Subtotal</b>			<b>.00</b>				
	<b>GRAND TOTAL</b>			<b>1,098,477.00</b>				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program No: <b>GA06P23750107</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2007</b>		
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	
<b>Estimated start date</b>	<b>9/7/07</b>						
TGM Operations	3/7/09			9/7/2010			In accordance with Notice 2001

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> <b>Housing Authority of DeKalb County</b>			<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P23750107</b> Replacement Housing Factor No:			<b>Federal FY of Grant: 2007</b>	
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	
JFE Operations	3/7/09			9/7/2010			In accordance with Notice 2001
Management Improvements	3/7/09			9/7/2010			In accordance with Notice 2001
Administration							In accordance with Notice 2001
Fees & Costs	3/7/09			9/7/2010			In accordance with Notice 2001
Site Improvements	3/7/09			9/7/2010			In accordance with Notice 2001
Dwelling Structures	3/7/09			9/7/2010			In accordance with Notice 2001
Dwelling Equipment	3/7/09			9/7/2010			In accordance with Notice 2001
Non-dwelling Structures	3/7/09			9/7/2010			In accordance with Notice 2001
Non-dwelling Equipment	3/7/09			9/7/2010			In accordance with Notice 2001
Development Activities	3/7/09			9/7/2010			In accordance with Notice 2001

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

form HUD 50075

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

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

form HUD 50075

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

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

form HUD 50075

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

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

form HUD 50075

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



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

form HUD 50075

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

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the County of Dekalb, GA	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P23750106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00		.00	.00
2	1406 Operations	113,054.00		.00	.00
3	1408 Management Improvements Soft Costs	96,317.00		8,127.03	8,127.03
4	1410 Administration	113,054.00		52,943.10	52,943.10
5	1411 Audit	.00		.00	.00
6	1415 Liquidated Damages	.00		.00	.00
7	1430 Fees and Costs	5,000.00		630.00	630.00
8	1440 Site Acquisition	.00		.00	.00
9	1450 Site Improvement	36,116.00		23,400.00	23,400.00
10	1460 Dwelling Structures	38,000.00		.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00		.00	.00
12	1470 Non-dwelling Structures	.00		.00	.00
13	1475 Non-dwelling Equipment	.00		.00	.00
14	1485 Demolition	221,000.00		.00	.00
15	1490 Replacement Reserve	.00		.00	.00
16	1492 Moving to Work Demonstration	.00		.00	.00
17	1495.1 Relocation Costs	.00		.00	.00
18	1499 Development Activities	500,000.00		500,000.00	500,000.00
19	1502 Contingency	.00		.00	.00
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$1,130,541.00</b>		<b>585,100.13</b>	<b>585,100.13</b>
20	Amount of line XX Related to LBP Activities	.00		.00	.00
21	Amount of line XX Related to Section 504 compliance	.00		.00	.00
22	Amount of line XX Related to Security - Soft Costs	.00		.00	.00
23	Amount of Line XX Related to Security - Hard Costs	.00		.00	.00
24	Amount of Line XX Related to Energy Conservation Measures	.00		.00	.00
25	Collateralization Expenses or Debt Service	.00		.00	.00

Submitted with 2007 Agency Plan on 4/17/07

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>			
Development Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Operations</b>	TGM & JFE Operations	1406	JFE TGM	80,268.34 32,785.66		.00	.00		
	<b>Operations Subtotal</b>			<b>113,054.00</b>		.00	.00		
<b>Management Improvements</b>	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	TGM JFE	27,931.93 68,385.07		8,127.03	8,127.03	In Progress	
	Record keeping improvements / management	1408	PHA - WIDE			.00	.00		
	<b>Management Improvements Subtotal</b>			<b>96,317.00</b>		<b>8,127.03</b>	<b>8,127.03</b>		
<b>Administration</b>	Non-Technical PHA salaries & employee contributions	1410	TGM JFE	32,785.66 80,268.34		52,943.10	52,943.10	In Progress	
	Travel, advertising, printing & procurement	1410	PHA - WIDE			.00	.00		
	<b>Administration Subtotal</b>			<b>113,054.00</b>		<b>52,943.10</b>	<b>52,943.10</b>		
<b>Fees &amp; Costs</b>	Architectural and/or & Engineering Fees	1430	PHA - WIDE	5,000.00		630.00	630.00	In Progress	
	Consultants & Technical fees	1430	PHA - WIDE			.00	.00		
	Sundry Expenses	1430	PHA - WIDE			.00	.00		
	<b>Fees &amp; Costs Subtotal</b>			<b>5,000.00</b>		<b>630.00</b>	<b>630.00</b>		
<b>Site Improv.</b>									
TGM	Install Driveways / Additional Sidewalks	1450	entire site	25,642.36		23,400.00	23,400.00	In Progress	
TGM	Landscaping & Site Improvements	1450	entire site	10,473.64		.00	.00		
	<b>Site Improvements Subtotal</b>			<b>36,116.00</b>		<b>23,400.00</b>	<b>23,400.00</b>		

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>Dwelling Struc</b>									
TGM	Building Foundation repair		1460	10 bldgs	20,000.00		.00	.00	
TGM	Resurface / line Tubs		1460	20 units	5,000.00		.00	.00	
JFE	Miscellaneous Repairs		1460	As Needed	13,000.00		.00	.00	
	<b>Dwelling Structures Subtotal</b>				<b>38,000.00</b>		.00	.00	
<b>Dwelling Equip</b>									
TGM	Range & Refrigerator Replacement		1465	10 units	8,000.00		.00	.00	
	<b>Dwelling Equipment Subtotal</b>				<b>8,000.00</b>		.00	.00	
<b>Non-Dwelling Equipment</b>	Office Furniture & Equipment for Offices, Maintenance buildings & Community Centers		1475	PHA - WIDE	0.00		.00	.00	
	<b>Non-Dwelling Equipment Subtotal</b>				<b>0.00</b>		.00	.00	
<b>Dwelling Eq.</b>									
JFE	Site Demolision		1485	498 units	221,000.00		.00	.00	
JFE	Development Activity		1499		500,000.00		500,000.00	500,000.00	Complete
	<b>GRAND TOTAL</b>				<b>\$1,130,541.00</b>		<b>585,100.13</b>	<b>585,100.13</b>	

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

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

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the County of Dekalb, GA	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement    Reserve for Disasters/ Emergencies     Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 12/31/07    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	47,837.00	47,837.00		
3	1408 Management Improvements Soft Costs	77,837.00	77,837.00	36,811.44	36,811.44
4	1410 Administration	117,837.00	117,837.00	117,837.00	117,837.00
5	1411 Audit			0	0
6	1415 Liquidated Damages			0	0
7	1430 Fees and Costs			0	0
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	35,185.00	202,696.07	202,696.07	202,696.07
10	1460 Dwelling Structures	38,442.00	38,442.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable			0	0
12	1470 Non-dwelling Structures			0	0
13	1475 Non-dwelling Equipment	40,000.00	40,000.00	35,161.36	35,161.36
14	1485 Demolition	272,697.00	105,185.93	0	0
15	1490 Replacement Reserve			0	0
16	1492 Moving to Work Demonstration			0	0
17	1495.1 Relocation Costs			0	0
18	1499 Development Activities	548,535.00	548,535.00	548,535.00	548,535.00
19	1502 Contingency			0	0
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$1,178,370.00</b>	<b>\$1,178,370.00</b>	<b>941,040.87</b>	<b>941,040.87</b>
20	Amount of line XX Related to LBP Activities	0	0	0	0
21	Amount of line XX Related to Section 504 compliance	0	0	0	0
22	Amount of line XX Related to Security - Soft Costs	0	0	0	0
23	Amount of Line XX Related to Security - Hard Costs	0	0	0	0
24	Amount of Line XX Related to Energy Conservation measures	0	0	0	0
25	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Operations</b>	TGM & JFE Operations	1406	JFE TGM	13,873.00 33,964.00		0.00 0.00	0.00 0.00	
	<b>Operations Subtotal</b>			<b>47,837.00</b>				
<b>Management Improvements</b>	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	JFE TGM	55,264.27 22,572.73		10,675.32 26,136.12	10,675.32 26,136.12	
	Record keeping improvements / management	1408	PHA - WIDE	0.00		0.00	0.00	
	<b>Management Improvements Subtotal</b>			<b>77,837.00</b>		<b>36,811.44</b>	<b>36,811.44</b>	
<b>Administration</b>	Non-Technical PHA salaries & employee contributions	1410	TGM JFE	34,172.73 83,664.27		117,837.00	117,837.0	
	Travel, advertising, printing & procurement	1410	PHA - WIDE	0.00				
	<b>Administration Subtotal</b>			<b>117,837.00</b>		<b>117,837.00</b>	<b>117,837.0</b>	
<b>Fees &amp; Costs</b>	Architectural and/or & Engineering Fees	1430	PHA - WIDE	0.00		0.00	0.00	
	Consultants & Technical fees	1430	PHA - WIDE	0.00		0.00	0.00	
	Sundry Expenses	1430	PHA - WIDE	0.00		0.00	0.00	
	<b>Fees &amp; Costs Subtotal</b>			<b>0.00</b>				
<b>Site Improv.</b>								
TGM	Sewer work & sewer line repair/replacement	1450	As needed	2,500.00		30,000.00	30,000.00	
TGM	Install Driveways – parking pads, striping	1450	entire site	2,500.00		40,000.00	40,000.00	
TGM	Lighting repair / replacement	1450	entire site	2,500.00		40,000.00	40,000.00	
TGM	Fencing repair / replacement	1450	entire site	2,500.00		20,352.00	20,352.00	
TGM	Playground repairs & upgrade	1450	2 site	2,500.00		10,000.00	10,000.00	





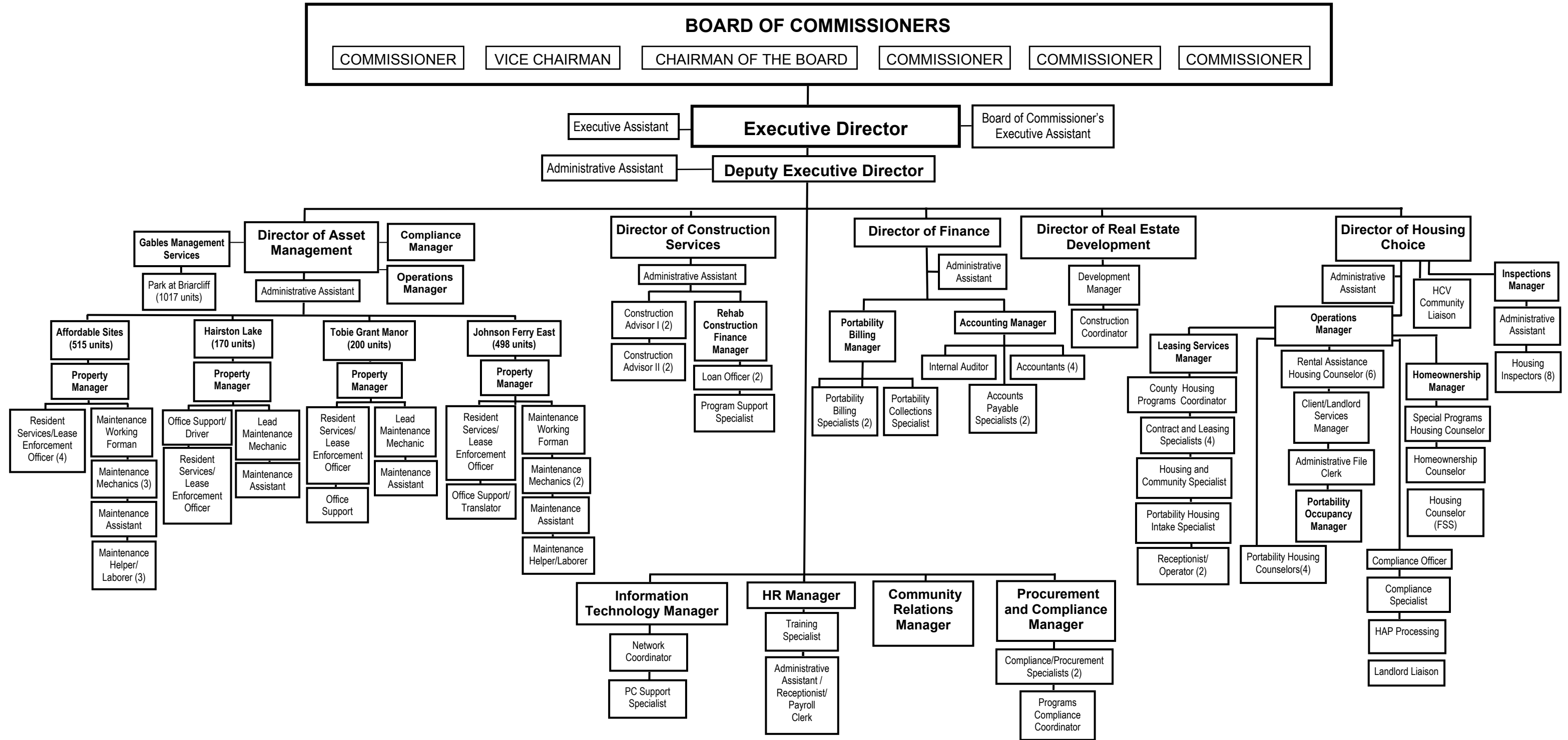
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PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>Demolition</b>	Demolition at JFE		1485	JFE	272,697.00		0.00	0.00	Ongoing
	<b>Demolition Activity Subtotal</b>				<b>272,697.00</b>		<b>0.00</b>	<b>0.00</b>	
<b>Development Activity</b>	Development at JFE		1499	JFE	548,535.00		548,535.00	545,535.00	Ongoing
	<b>Development Activity Subtotal</b>				<b>548,535.00</b>		<b>548,535.00</b>	<b>548,535.00</b>	
	<b>GRAND TOTAL</b>				<b>1,178,370.00</b>		<b>941,040.87</b>	<b>941,040.87</b>	

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

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350105</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 9/7/05</b>							
GA237-1							
Tobie Grant Manor	3/7/08			9/7/09			In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	3/7/08			9/7/09			In accordance with Notice 2001-26
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Resident Responsibility Training	9/7/08			9/7/09			In accordance with Notice 2001-26

# HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA ORGANIZATIONAL CHART



Board Approved  
February 28, 2008  
Resolution No. 4473



## **HADC Resident Advisory Board Membership**

Per Article II of the HADC RAB General Guidelines adopted July 28, 2005, the terms of service for RAB members are as follows:

- **General RAB Members**

General RAB members shall serve for a term of two (2) years. General members of the RAB will be invited to remain a RAB member after the two years if they remain in "good standing" with the HADC and have been an active member of the RAB.

**The two year term begins 7/28/07 and will end on 7/28/09.**

- **Committee Chairs and Co-Chairs**

Committee Chairs and Co-chairs of the RAB will serve for five (5) years so that a body of knowledgeable residents with history of the RAB and the capability of training new residents will serve as a value added resource to the HADC.

The five year term beginning July 28, 2005 will end on July 28, 2010.

Per Article II of the HADC RAB General Guidelines adopted July 28, 2005, committees are established as follows:

Members of the RAB will select Committee Chairs and Co-Chairs that will serve in a voluntary capacity. A committee is a body of one or more persons appointed or elected by an assembly or society to consider, investigate, or take action in regard to certain matters or subjects, or to do all of these things. For the purposes of the HADC RAB, a committee is considered a "standing committee," appointed for a five year term, to act on specific matters as discussed in the description and/or purpose of the Committee in Article III of the RAB General Guidelines. HADC may call upon Committee members for advice, input, etc. for the purpose of assisting HADC with business.

RAB members can only chair one committee, but may co-chair a different committee. If a chair becomes vacant, then the co-chair can become chair of the committee to complete the term of service.

Process for selecting Chairs and Co Chairs:

- Give a 30 day advance announcement to RAB members offering each person the opportunity to compete for a co-chair or chair position.
- Have third party involvement the day of the selection.
- Provide an opportunity for residents to vie for the leadership positions by giving five minute speeches as to why they should be selected by their peers to represent them as a RAB leader.
- Vote by ballot (RAB members) selecting candidates/residents of choice to serve in leadership position.
- Identify leaders based on number of votes counted by third party.

In the event the Chair of a particular committee is unable to satisfy his or her role of service due to dissolution, death, relocation or failure to remain in "Good Standing" with HADC; the Co-Chair of that committee will serve as the Interim Chair for the remainder of said term. A Co-Chair may be appointed by the RAB to assist the Interim Chair carry out his or her slated duties for the remainder of said term.

Per Article III of the HADC RAB General Guidelines adopted July 28, 2005; the HADC RAB Committees are (with the exception of the Maintenance Committee which was established in January, 2007 by RAB vote):

<b>Committee Name</b>	<b>Committee Chair</b>	<b>Committee Co-Chair</b>
Community Resources	Vacant	Charlotte Perdue
Development	Vacant	Vacant
Disability Affairs	Regina Silas	Vacant
Family Self Sufficiency	Leta Lagaunda	Vacant
International Relations	Vacant	Vacant
Legislative Affairs	Thelma Beck	Cyril Gordon
Maintenance	Edwina Taylor	Vacant
Public Affairs	Willard Allen	Vacant
Relocation	Vacant	Carmela Young
Senior Services	Vacant	Vacant
Youth Programs	Vacant	Vacant

**HADC Resident Advisory Board  
2007 - 2009 Membership Roster**

	<b>Member's Name</b>	<b>Committee Chair</b>	<b>Committee Co-Chair</b>
1	Allen, Willard	Public Relations	
2	Anderson, Margaret		
3	Barnes, Anita		
4	Bates, Sylvia		
5	Beck, Thelma	Legislative Affairs	
6	Brown, Edward		
7	Gates, Annie Louise		
8	Gordon, Cyril		Legislative Affairs
9	Heo, Soon Hyung		
10	Johnson, Deloris		
11	Kemp, Mary		
12	Lagaunda, Leta	Family Self-Sufficiency	
13	Lane, Belinda		
14	Lerman, Genadiy		
15	Louder, Ora		
16	Macon, Margie		
17	Perdue, Charlotte A.		Community Resources
18	Savoy, Geraldine		
19	Sheib, Anotoliy		
20	Silas, Regina	Disability Affairs	
21	Taylor, Edwina	Maintenance	
22	Thompson, Loriston		
23	Wesley, Anne O.		
24	Yi, Elizabeth		
25	Young, Carmela		Relocation

## **HOMEOWNERSHIP PROGRAMS**

### **Administered by HADC**

The Housing Authority of DeKalb County is a HUD and Georgia Department of Community Affairs Housing Counseling Agency. The Housing Authority of DeKalb County is the only Housing Authority in the State of Georgia to hold this designation.

In addition, the Housing Authority of DeKalb County administers two distinct Homeownership Programs:

1. The Housing Choice Voucher Homeownership Program which is a component of the Housing Choice Voucher Program which provides vouchers to assist eligible first-time homeowners who are currently on the Housing Choice Voucher program with their monthly homeownership expenses in lieu of a rental subsidy.
2. The DeKalb First Time Homebuyers Program which is administered on behalf of the DeKalb County Community Development Department. The DeKalb First Time Homebuyers Program provides \$5,000 to \$8,000 in assistance with down-payment, prepaid and closing cost assistance to eligible first time homeowners who purchase a home in DeKalb County and applications are now being accepted.

As a housing counseling agency, the HADC Homeownership Center assists families in pre-purchase counseling, post purchase counseling, rental counseling and mortgage default and/or delinquency counseling. The Housing Authority of DeKalb County offers HADC Homebuyer Orientations which are open to the general public to receive general information on HADC Homeownership Programs and services. The Housing Authority of DeKalb County offers “Realizing the American Dream” Future Homeowners Educational Workshops. Successful completion of the classes certifies future homeowners with the US Department of Housing and Urban Development and the Georgia Department of Community Affairs. Both the Orientations and the Workshops are held at the central office of the HADC located at 750 Commerce Drive, Decatur GA and advance registration is required for both.

**The Housing Authority of DeKalb County Homebuyer Orientations  
are held the 1st Tuesday of each month from 6:30 pm - 7:30 pm**

**The Realizing the American Dream Future Homeowners Educational Workshops  
are held the 3rd Saturday of each month from 9 am - 4 pm**

**Note: Dates and times are subject to change, please call ahead to confirm date & time  
Call Bambi Hayes at 404-270-2600, fax 404-270-2643 or register by email: [bdh@dekalbhousing.org](mailto:bdh@dekalbhousing.org)**

The mission of the Housing Choice Division is to provide decent, safe and sanitary housing in a professional environment with the delivery of outstanding customer service. Our mission will also be consistent with the main mission of the Housing Authority of DeKalb County, Georgia which is as follows: “To serve the citizens and communities of DeKalb County, Georgia by promoting quality housing and related economic development through the engagement of human and financial resources”.

## **HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM**

The Housing Choice Voucher Homeownership program enables eligible individuals and families who are receiving rental assistance through the Housing Choice Voucher Program to use their vouchers to purchase a home in DeKalb County. To qualify for participation in the Housing Choice Homeownership Program, an individual must meet the following qualifications:

The family must be a current Housing Choice Voucher participant, be enrolled in the Family Self-Sufficiency (FSS) Program for at least one year and have an annual income of at least \$18,500 with a positive escrow account or be a Housing Choice Voucher participant in good standing for at least one year prior to commencement in the program and have an annual income of at least \$25,000.

Eligible individuals must be employed full-time for at least two years before homeownership assistance begins (excluding elderly or disabled families).

The family must not have owned or had an ownership interest in a home in the past three years and not defaulted on a mortgage securing debt to purchase a home under the Housing Choice Voucher Homeownership option.

The family must meet the required HADC credit score of 620 and above (580 & above with mitigating circumstances). Other exceptions to the credit score may be considered depending on the lending institution, interest rate, and loan terms.

The individual should also be in full compliance with his / her present lease agreement, meet therequired HADC credit scores and be able to secure financing within the allocated time period.

In addition to the above requirements, the individual must participate in home-ownership counseling programs that cover HADC approved topics.

Except in the case of a family that qualifies as elderly or disabled, members shall not receive homeownership assistance for more than fifteen years if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or ten years, in all other cases.

To schedule a Housing Choice Voucher homeownership assessment you will need to complete the following forms and bring the following information to your appointment:

- Complete all forms in the Program Eligibility & Interest Assessment Application Packet
- Verification of Income on ALL members of your household who are 18 years or older - one month's check stubs/statements from employer, Pension Administrator or Social Security Administration
- Federal Income Tax Return Form 1040 for the last 3 years
- Three most recent Bank Statements (and please include ALL pages)
- Twelve-month Rental History from Landlord
- Money Order for \$19 make payable to the "Housing Authority of DeKalb County" for credit report.



## HADC SECURITY PLAN - APRIL 2006

OBJECTIVE	ACTIVITY	RESPONSIBLE	PERFORMANCE MEASURE
Inform residents of procedure for reporting crime.	In concert with DeKalb Police Public Education Department notices, write procedure bulletin for residents to follow	Asset Management	Bulletin written, posted and distributed to residents.
Inform residents of procedure for reporting emergencies in and around their homes.	Write and distribute memo to 100% of households, translated in all represented languages	Asset Management	Memo written, posted, and distributed to all residents.
Implement HADC Policy for Track Crime and Crime Related Problems for properties	Compile data from local law enforcement agencies quarterly	Asset Management	Quarterly report issued and used to track crime and address problems and concerns at properties.
Keep residents knowledgeable about crime in their communities.	Request area crime statistics monthly for DeKalb County Police. Post statistic.	Asset Management Public Relations	Crime statistics posted in community center and published in monthly newsletter.
Reduce and eliminate presence of graffiti in community.	Maintenance looks for graffiti during daily grounds maintenance. Residents encouraged to report graffiti when found. Graffiti is removed within 24 hours of report.	Asset Management	Log and maintenance work orders showing graffiti removed within 24 hours.
Involve residents in actively combating crime in their community.	Schedule Neighborhood Watch/Crime Awareness & Safety meeting with North DeKalb Precinct of county police department.	Asset Management.	Meetings held. Percentage of residents in attendance.

## HADC SECURITY PLAN - APRIL 2006

OBJECTIVE	ACTIVITY	RESPONSIBLE	PERFORMANCE MEASURE
Promote safe environment.	Monthly security inspection at night noting non working lighting, and broken and missing fencing.	Asset Management	Security Inspection Log.
Promote good relations between Property Managers and local police department.	Attend monthly Crime Watch meeting sponsored by DeKalb Police Department	Asset Management	Attendance at Crime Watch meetings.
Better integrate safety and security as part of property management function.	Discuss and review incidents of criminal activity (break-ins, suspected drug dealing, etc.) and security concerns (lighting, fencing, locks, signage) at monthly staff meetings	Asset Management	Meeting held and meeting notes.
Increase police patrols at properties.	Contact government representatives (county, municipal, state) to lobby for greater police presence	Public Relations.	More patrols through the properties. Increased perception of security by residents in following year's surveys.
Better familiarize local police and fire departments with properties.	Supply annually updated site maps to police and fire departments	Asset Management	Acknowledgements of maps received.
Promote sense of security among culturally diverse populations.	Translate security related bulletins and notices into languages represented by residents.	Asset Management	Bulletins translated into relevant languages.
Promote cultural sensitivity among residents.	Sponsor cultural events	Public Relations	Number of events held annually.

## HADC SECURITY PLAN - APRIL 2006

<b>OBJECTIVE</b>	<b>ACTIVITY</b>	<b>RESPONSIBLE</b>	<b>PERFORMANCE MEASURE</b>
Promote fire safety.	Schedule fire safety talks with county Fire Department. Post notices for fire safety and emergency preparedness events in community.	Asset Management Public Relations	Number of talks held. Number of flyers posted and distributed. Notices in monthly newsletters
Monitor unit fire safety.	Annually inspect each unit for EH&S violations during annual UPCS inspections, blocked exits and testing of smoke detectors, and fire extinguishers. Hydrant inspection.	Asset Management.	Unit inspection reports. Percentage of units with no EH&S violations found during annual REAC inspections.



# THE HOUSING AUTHORITY OF DEKALB COUNTY, GA

## ELDERLY-ONLY DESIGNATED HOUSING PLAN



*Submitted to:*

**Nicole Faison**

**U.S. Department of Housing and**

**Urban Development**

**Office of Public and Indian Housing**

451 7th Street S.W., Room 4222

Washington, DC 20410-500

Phone: (202) 708-0744

Submitted electronically to:

[renee\\_m\\_kneppar@hud.gov](mailto:renee_m_kneppar@hud.gov)

*Submitted by:*

**Mr. Sterling Bethea, Executive Director**

**The Housing Authority of DeKalb County, GA**

**750 Commerce Drive, Suite 250**

**Decatur, GA 30030**

# Elderly Designated Housing Plan for Portions of the Revitalized Johnson Ferry East

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# **Request to Designate Portions of the Revitalized Johnson Ferry East Public Housing Development for Occupancy by Elderly-Only Families**

## **I. INTRODUCTION**

The Housing Authority of DeKalb County, Georgia (HADC) is redeveloping the functionally and physically obsolete Johnson Ferry East (JFE) public housing property into a mixed income, mixed use community, pursuant to an approved master plan and consistent with the housing needs of the residents of both the Housing Authority of DeKalb County and DeKalb County.

The intent of this application is to obtain approval from the U.S. Department of Housing and Urban Development (HUD) for an Elderly-only designation for the 83 (eighty three) Section 9 assisted units associated with Phase 1 (two buildings with 30 ACC units), Phase 2 (one building with 36 ACC units) and Phase 3 (one building with 17 ACC units). For purposes of this designation, elderly is defined as persons 62 years and older. This application is submitted pursuant to Notice PIH 2005-02 (HA) and PIH 2007-01 (HA) in accordance with Section 7 of the U.S. Housing Act of 1937, (the "Act") which was amended by Section 10(a) of the Housing Opportunity Program Extension Act of 1996 (Section 10).

As will be demonstrated, the Elderly-only Designated Housing Plan ("the Plan") was created in response to demographic and social factors in DeKalb County and the Housing Authority of DeKalb County,. The Plan provides replacement housing for the elderly residents of the former JFE and takes advantage of leveraged financing available for the construction of units that serve the elderly.

1. The Plan allows for HADC to address both the growing elderly population and the specific needs of the elderly in housing by consolidating a population with ever increasing social service needs. This Plan provides a housing product that is designed, organized and managed according to the special needs of this population, allowing for a more effective, focused delivery of services, and providing the elderly residents with a perceived safe and secure environment.
2. The Plan allows HADC to address the critical challenges and management problems associated with mixing an elderly and a young disabled population. These include social conflicts due to lifestyle differences, as well as fears related to a non-elderly population, both real and perceived. The revitalization of JFE is an opportunity for HADC to create quality affordable housing for the elderly.
3. Through the development of this Elderly-only Designated Housing Plan, HADC has identified partners and sufficient alternative housing resources for the non-elderly disabled. This will mitigate any negative impact on the current population affected by the Designation as well as on the future applicants, by providing greater housing choice throughout the County, with the opportunity to choose location in closer proximity to needed services and transportation.

In this context, HADC is requesting HUD's approval, for a five year period, of its Elderly Designated Housing Plan for 83 (eighty-three) Section 9 assisted units (ACC) at the revitalized JFE, to be located in four senior buildings, developed in three phases, pursuant to an approved Master Plan. Based on this master plan that contemplates the development of replacement units in elderly-only buildings, HUD has approved the demolition and relocation of the existing Johnson Ferry East residents, as well as approved the first mixed finance closing (Ashford Parkside). This phase has been awarded \$9.5 million in low income housing tax credits contingent upon the development of senior housing and construction has begun on the replacement units. Units will be available in November 2007 and re-occupancy of the former residents will begin in December 2007, pending approval of this Plan by HUD. HUD's approval of this Elderly Designated Housing Plan is critical to the continued success of this \$50 million dollar development.

## **A. Background: Housing Authority of DeKalb County**

The Housing Authority of DeKalb County (HADC) is located in DeKalb County, Georgia, the second largest county in Georgia, with a population of approximately 652,194 (2000 census). DeKalb County is located within the Atlanta, GA Metropolitan Statistical Area, geographically adjacent to the City of Atlanta. The Housing Authority of DeKalb County shares its jurisdiction with the Housing Authority of the City of Decatur, with the exception of the City limits of Lithonia, Atlanta and the HADC public housing units.

Established in 1955, the HADC operates a wide variety of programs that are designed to provide housing solutions for DeKalb County residents and promote community and economic development, including public housing, housing choice vouchers, affordable housing, multi-family tax exempt bonds, HOME Investment partnerships (administered on behalf of DeKalb County) and a homeownership program. HADC's mission is to "provide affordable housing opportunities and fulfill the needs of those we serve." HADC fulfills its mission effectively and efficiently with a robust housing program based on private development partnerships, as well as partnerships with other governmental entities, non-profits and service providers.

Through these various programs, HADC provides a total resource of more than 19,200 homes to families of all economic backgrounds across a wide spectrum of housing opportunities throughout the county. HADC is responsible for managing and owning 200 units of public housing not counting Johnson Ferry East (under development), 376 affordable and 1156 market rate apartments in 8 communities. HADC is responsible for sponsoring the development of over 3,000 units of low and moderate income rental housing in 49 apartment communities throughout the county, excluding the city of Decatur, as well as 8,700 market rate units. In addition, HADC has developed for sale housing, with 39 affordable and 134 market rate rental homes. HADC operates the third largest Housing Choice Voucher (HCV) Program in the state of Georgia, administering over 5,300 HCV (3600 in its jurisdiction and 1700 portable vouchers) and is 94% leased. The HCV program provides both housing choice for low and moderate income families, as well special programs that encourage self-sufficiency, such as the Family Self-Sufficiency Program, Section 8 Homeownership Program, Family Unification Program and the Veteran's Administration Special Housing Program (VASH). Working in partnership with HUD and the Veterans Administration, HADC offers a set-aside of vouchers under the VASH program that allows eligible veterans to receive permanent housing and ongoing treatment for hard-to-serve homeless and mentally ill veterans and those suffering from substance abuse. In addition, HADC utilizes a project based voucher program to assist in the development of over 303 units of affordable housing for special needs populations, targeting the elderly and disabled by maintaining an open waiting list for this special needs population only. To date, HADC has utilized project based vouchers as a tool to assist in the development of housing for special needs populations and plans to build on this program in the future as part of the alternative housing opportunities for special needs populations.

Thus, in addition to its limited public housing inventory, HADC has over 19,000 housing units available with 3,395 affordable rental units and 5600 HCV as resources to provide alternative housing for low income families not eligible for admission to the 83 elderly designated units at Johnson Ferry East. (See Table 1 on next page and Section IV: Alternative Resources.)



Table 1: HADC Alternative Housing Resources									
Properties	Rental					Homeownership			Total Units
	Public Housing	Affordable Rental (LIHTC, HOME, HADC Below Market)	Project Based / HCV	Market Rate	Total Rental	Affordable	Market Rate	Total Homeownership	
<b>Properties Owned By HADC</b>									
Johnson Ferry East (in relocation)	0				0				0
Tobie Grant Manor	200				200				200
<b>Units Owned and Managed by HADC</b>									
Hairston Lake			170		170				170
Spring Chase		123		257	380				380
Spring Chase II		12		69	81				81
Spring Terrace		10		0	10				10
White Oak		0		16	16				16
Park at Briarcliff		203		814	1,017				1,017
Scattered Site		28			28				28
<b>Units Sponsored by HADC</b>									
Antioch Manor (Phase 1)			30		30				30
Rosalyn House			28		28				28
Friendly Heights			25		25				25
Decatur Christian			25		25				25
Lakes at Indian Creek			25		25				25
Tax Exempt Bond Program: 49 properties		3,019		8,731	11,750				11,750
<b>Homeownership</b>									
Lynwood Park						6		6	6
Sugar Mill Creek						33	134	167	167
<b>Housing Choice Voucher</b>									
			5,300		5,300				5,300
<b>TOTAL</b>	<b>200</b>	<b>3,395</b>	<b>5,603</b>	<b>9,887</b>	<b>19,085</b>	<b>39</b>	<b>134</b>	<b>173</b>	<b>19,258</b>

The Housing Authority has established partnerships with other local organizations in order to provide supportive services to the residents and the DeKalb community at large. HADC has entered into a collaborative partnership comprised of ten agencies, the Workforce Investment Board (WIB) and DeKalb Workforce Center, Inc. to provide a One-Stop Approach to access programs or resources that promote economic uplift opportunities and self-sufficiency. These partners include DeKalb County Department of Family and Children Services, DC Workforce Development Department, DeKalb Technical College, Georgia Department of Labor, Vocational Rehabilitation Program, Georgia Perimeter College, Goodwill Industries of North Georgia, Jewish Family and Career Services, DeKalb Chamber of Commerce, Partnership for Community Action, Decatur-DeKalb YMCA, Eastlake YMCA, and DeKalb County Parks and Recreation Department. In addition, the HADC's service delivery model, the S.A.F.E. Program (Senior/Disabled Resident Activities Filled with Enrichment Program), focuses on social interaction and relationship building for the senior and disabled adults residing in HADC communities. DeKalb County is a market rich with services for seniors and disabled persons.

In addition, HADC partners with DeKalb County to fund supportive services administered by HADC, including Aging out of Foster Care, Housing Kids First, and Fresh Start. DeKalb County provides direct services through Senior Connections.

## II. JUSTIFICATION FOR DESIGNATION

The decision to develop an Elderly-only Designated Housing Plan for the revitalized Johnson Ferry East development is consistent with the national and local housing needs identified by the U.S. Census, Atlanta Regional Commission (for planning), the DeKalb County GA Consolidated Plan and through the HADC's demographics, public housing and HCV waiting lists. The Plan is reflective of the demographics of the majority of the residents in the existing Johnson Ferry East public housing project which is being demolished and redeveloped as a senior friendly mixed income community – with replacement senior units.

### **A. Elderly Housing Demand and Market Growth Patterns**

**1. National Trend – American demographics are shifting, driven by an aging population.**<sup>1</sup> There are two major factors driving this trend. The first “baby boomers” will turn 65 in 2011 and are projected to represent 20 percent of the U.S. population by 2030. Americans are living longer. In 2003, the Centers for Disease Control reported that the life expectancy in the US reached a new high of 77.2 years of age.<sup>2</sup>

This projected population growth, coupled with rising housing costs, has increased the demand for quality affordable senior citizen housing. DeKalb County, Georgia is no exception to this national trend.

**2. Atlanta GA Metropolitan Regional Housing Demand – the older population of Atlanta is growing at a rate greater than the population overall.** The Atlanta Regional Commission (ARC)<sup>3</sup> is the regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, as well as the City of Atlanta. The ARC also serves as the Area Agency on Aging (AAA), planning and providing comprehensive services to address the needs of Atlanta's older population.

The ARC website notes that the older adult population of Atlanta is growing, mirroring the U.S. population, and comments that this changing older adult population is “a demographic force that will reshape the region”- and must be planned for.

- The older adult population in the Atlanta region doubled between 1970 and 2000.
- Between 2000 and 2015, it will double again.
- By 2030, one in five residents will be over the age of 60.

Recent data from the US Census projections support these projections. From 2000 to 2005, the older adult population in Atlanta grew by 30.6%; more than double the growth rate of the total population (13.7%) during the same period of time. In a recent regional snapshot publication, the ARC asks “The Aging of Atlanta, Are We Ready?” based on forecasts that the population of those 60 and over will triple in the next two decades.

In June 2005, ARC hosted an “Aging and Community Design” forum that explored the rationale for integrating the needs of the growing older adult population with future community planning efforts. The results of the forum determined that older adults need accessible housing close to services and amenities – and that planning efforts should focus on providing the necessary resources.<sup>4</sup>

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<sup>1</sup> U.S. Census, 2000, 2002, 2005, American Fact Finder, [www.census.gov](http://www.census.gov)

<sup>2</sup> Centers for Disease Control, “State of Aging in America 2007, p. 3, [www.cdc.gov/aging](http://www.cdc.gov/aging)

<sup>3</sup> Atlanta Regional Commission, “Older Adults in the Atlanta Region”, [www.atlantaregional.com](http://www.atlantaregional.com)

<sup>4</sup> Regional Snapshot: The Aging of Atlanta: Are We Ready?, Atlanta Regional Commission, [www.agingatlanta.com](http://www.agingatlanta.com), 2007.

**3. DeKalb County Housing Demand- older population represents a higher percentage than Atlanta Metropolitan Area overall and is continuing to grow.**<sup>5</sup> In DeKalb County, based on the 2000 census, the total population is 652,194, with over 8.7% of the population aged 62 and older. This is 16% higher than the metropolitan Atlanta region in 2000 with an elderly population of 7.5% of the total population. In addition, the ARC noted that the 65+ population grew by 16% in DeKalb County from 1990 – 2000, higher than the rate of the surrounding metropolitan area.

The chart below illustrates both the high percentage of near elderly and elderly as a whole of the DeKalb County population, as well as the increasing rate of change over the past 5 years.<sup>6</sup>

Age	Year			Growth Change in Overall Population	Growth of Sector in Five Years
	2000	2002	2005		
Total population	652,194	663,118	662,973	1.63%	
Aged 50 - 61 population	74,594	81,303	89,902	15,308	
<b>% of population</b>	<b>11.44%</b>	<b>12.26%</b>	<b>13.56%</b>	<b>2.12%</b>	<b>18.56%</b>
Aged 62 and + population	56,992	64,734	67,130	10,138	
<b>% of population</b>	<b>8.74%</b>	<b>9.76%</b>	<b>10.13%</b>	<b>1.39%</b>	<b>15.87%</b>

In addition, in a report specifically addressing demographic, social and housing issues of older adults in DeKalb County, the ARC noted the following data from the 2000 US Census<sup>7</sup> related to DeKalb County, GA.

**Housing:** Older adults are living in older homes with an increasing need for repair and/or modification to meet to the special needs of the elderly. Housing affordability is of great concern, with 24% of the residents paying more than 35% of their income for housing.

- % of 65+ individuals living alone 40.67%
- % of 65+ individuals in high cost housing 23.74%
- % of 65+ individuals living in housing built prior to 1950 39.27%
- % of 55-64 individuals living in housing built prior to 1950 24.12%

**Income:**

- % of 65+ with income below poverty 08.72% (4,292)
- % of 65+ with income below 15,000/year 19.74% (9,717)

**Disability**

- # of 65+ individuals with self-care limitation 4,997
- # of 65+ individuals with disabilities that prevent them from leaving home 11,491

<sup>5</sup> U.S. Census 2000, 2002, 2005, American Fact Finder, [www.census.gov](http://www.census.gov)

<sup>6</sup> U.S. Census 2000, 2002, 2005, American Fact Finder, [www.census.gov](http://www.census.gov)

<sup>7</sup> Atlanta Regional Commission, [www.agingAtlanta.com](http://www.agingAtlanta.com), "Older Adults in DeKalb County"

Within this environment, DeKalb County’s elderly residents are actively seeking quality, affordable senior housing options with services throughout the county and will continue to do so for many years to come.

**B. Elderly Housing Demand at Housing Authority of DeKalb County.**

The demand for affordable housing in DeKalb County is high for all ages, as represented by both the county-wide demographic statistics, by the Housing Authority of DeKalb County’s demographics and waiting lists, as well as two market feasibility studies by an independent third party market analyst.

The demand for the revitalized Johnson Ferry East mixed income development is demonstrated by the following demographics: 1. the number of elderly affected residents in the current Johnson Ferry East public housing who will return to the revitalized site; 2. the number of elderly residents on the public housing and housing choice voucher waiting lists; and 3. the overall demand for quality, affordable elderly housing as demonstrated by the independent market studies, as well as the overall County statistics noted in the previous section.

**1. Current Demand – the Affected Johnson Ferry East Elderly Residents (aged 62+).** The Johnson Ferry East public housing property has received HUD approval to demolish and relocate the residents, pursuant to a HUD-approved Revitalization Plan and Master Plan , developed in response to the existing demographics at Johnson Ferry East, including permanent relocation options for the JFE non-elderly residents. HADC is committed to ensure that the existing non-elderly Johnson Ferry East residents are provided a range of housing opportunities as part of the relocation process, and for the elderly over age 62 to include the right to return to the revitalized JFE development in Phases 1 and 2. Phase 3 will provide an additional affordable housing resource for the elderly citizens of DeKalb County.

There are approximately 277 families remaining at Johnson Ferry East, of which 219 are aged 62 and older, representing 79% of the population. Of these families (62 and older), 50 have indicated some form of disability (22%), although HADC does not maintain data on the type of disability, but instead addresses potential requests for accommodation during the interview and housing process. Of the 277 units remaining at JFE, approximately 13 are available for the mobility impaired.

<b>Table 3: Johnson Ferry East Elderly Population (08/01/07)</b>		
Aged 62+	Aged 62+ disabled	Aged 62+ non-disabled
<b>219</b>	<b>50</b>	<b>169</b>

Phase 1 (Ashford Parkside) will provide 30 ACC and 94 PBRA units for a total of 124 low income, subsidized units. Phase 2 (Ashford Landing) will provide 36 ACC and 51 PBRA for a total of 87 low income units,. There are thus 211 units available for approximately 219 low income elderly residents. These residents have indicated a desire to return to the revitalized property. However, generally in the relocation process, it is found that a percentage of the residents will not return for a variety of reasons such as a change in circumstances (move elsewhere to be near family members), necessary moves to other specialized forms of assisted housing, inability to meet eligibility criteria, and illness or death. It is therefore anticipated that the 211 units in Phases 1 and 2 will be entirely re-occupied by former Johnson Ferry East Residents.

Phase 1 will provide 11 units for the mobility impaired (7%) and 4 units for the hearing and sight impaired (2%). Phase 2 will provide 9 units for the mobility impaired (7%) and 4 units for the hearing and sight impaired (2%). Phase 3 will provide 9 units for the mobility impaired (5%) and 3 units for the hearing and sight impaired (2%). The development will provide 29 units for the mobility impaired which exceeds the current number of units available in the units remaining after phase 1 demolition (13 out of 277 remaining units). The original Johnson Ferry East had 25 accessible units out of 498 or 6.6%. This

is comparable to the 6.6% planned for the revitalized community. All phases of the new community will be designed to meet the needs of the elderly residents to ensure full visitability, as noted in Section III A.7.

The market studies<sup>8</sup> note that the developments have a “captive audience” in that numerous senior households with householders 62 and older presently live on the property in the old Johnson Ferry East Apartments,” who will likely reoccupy the revitalized property.

## 2. Future Demand – Waiting List Analysis and Future Occupancy Potential for the Elderly.

*The elderly housing demands and market growth patterns are supported by the number of elderly waiting for public housing and housing choice vouchers in DeKalb County.*

<b>Table 4: HADC Public Housing Waiting List (July 2007)</b>				
Family Composition	Public Housing	Housing Choice	Total	Percentage
Elderly	54	251	305	7.18%
Elderly Disabled	19	157	176	4.14%
Family	1294	931	2225	52.35%
Young Disabled	318	1226	1544	36.33%
<b>Total</b>	<b>1685</b>	<b>2565</b>	<b>4250</b>	

- **Public Housing**

- There are currently 12% elderly on the public housing centralized waiting list; however HADC has not opened the list since November 2004. With a turn-over rate of 12-15% anticipated (consistent with past public housing performance for a three year period), the number on the public housing list is sufficient to accommodate any potential future turnover within the 30 units of public housing in Phase 1. In the near future and prior to the opening of Phase 2 of JFE, HADC intends to purge the current waiting list and re-open it as a site-based waiting list specific to JFE. It is anticipated that this will bring the waiting list in line with waiting lists at other Housing Authorities in the metropolitan area.
- The ACOP allows HADC to open the wait list to target specific populations as necessary, and will be amended to accommodate site based waiting list.
- HADC’s housing application provides space for applicants to voluntarily identify themselves as disabled, but not to request an accessible unit. There is therefore no distinction as to the need for services. It is therefore not possible to predict the specific need for accessible units for this population.

- **Housing Choice Voucher**

- HADC HCV Program is currently 94% leased.
- The waiting list for the Housing Choice Voucher Program has been closed since November 2001, with the exception of special needs population. This exception is maintained to ensure a pool of applicants for the project based Section 8 program which sponsors the development of special needs housing and accounts for the large number of disabled currently on the waiting list. This exception has had the unintended consequence of ensuring that more disabled families populate the waiting list, thus creating a disproportionate amount.

<sup>8</sup>Real Property Research Group, “Market Feasibility Analysis: Ashford Parkside”, April 2005; “Market Feasibility Analysis: Ashford Landing”, April 2007, p. 64

- The HCV Administrative Plan allows HADC to open the wait list to target specific populations as necessary.
- It is anticipated that the 408 elderly families currently on the waiting list would be sufficient to populate the 144 project based Section 8 units that will be constructed in Phases 1, 2 and 3, given an annual turnover rate of 25% of the waiting list.
- In the near future and prior to the opening of Phase 2 of JFE, HADC intends to purge the current waiting list and re-open it as a site-based waiting list for the ACC units once the affected residents are housed.
- The HCV waiting list demonstrates the need for a substantial number (nearly 50%) of one and two bedroom units.
- HADC’s housing application provides space for applicants to voluntarily identify themselves as disabled, and as applicants move through the application and housing process provide the opportunity for requests for accommodation. There is therefore no distinction as to the need for services solely from the information on the waiting list. It is therefore not possible to predict exactly the need for accessible units for this population.

Table 5: HADC Housing Choice Voucher Waiting List									
Family Composition	Bedroom Size							Total	
	0	1	2	3	4	5	6	#	%
Elderly	117	117	17	0	0	0	0	251	9.79%
Elderly Disabled	78	70	9	0	0	0	0	157	6.12%
Family	0	240	460	204	27	0	0	931	36.30%
Young Disabled	1002	40	108	47	29	0	0	1226	47.80%
	1197	467	594	251	56	0	0	2565	

### 3. Future Demand – Demonstrated by Market Study for local area of North DeKalb County

*The elderly housing demands and market growth patterns are supported by market demand and market trends for that submarket in North DeKalb County.*

In both 2005 and 2007, a market feasibility analysis<sup>9</sup> was conducted by Real Property Research Group (RPRG) consistent with the requirements of the Georgia Department of Community Affairs to determine the housing demand for a proposed age-restricted rental apartment community for low and moderate income senior households located on Johnson Ferry Road in DeKalb County, Georgia. The following are excerpts from the market studies.

- The proposed developments are supported by the market demand and demand trends for the proposed units given the existing and proposed economic conditions of the area, particularly because there was an existing household base number sufficient to occupy the new units.
- There can be predicted an occupancy level of over 98% after reaching stabilization.

<sup>9</sup> Real Property Research Group, “Market Feasibility Analysis: Ashford Parkside”, April 2005; “Market Feasibility Analysis: Ashford Landing”, April 2007, Appendix 5: DCA Market Study Checklist



- Absorption was predicated to be 8 to 10 units per month for senior market rate, with great absorption of tax credit affordable units. (However, more than sufficient seniors live within the current JFE community to immediately fully occupy all available affordable senior housing units.)
- Comparable communities appear to be stable with a vacancy rate of approximately 4%.
- The proposed rents for the service rich and high amenity units is low compared to other LIHTC communities in the Atlanta area.
- “When one factors in the ACC subsidy and project based section 8 subsidy, there is clearly sufficient demand for this housing in the prescribed market area as evidenced by a capture rate of 19.5 percent for LIHTC units and 17.4 percent for the total project.
- The proposed product will be one of the first communities designed for senior independent living in this market area. Given the subsidies associated with the community and potential of retaining existing senior households in the existing Johnson Ferry East community, the project will be immediately successful.
- There are almost no affordable rental housing options available that are designed and intended for low and moderate income seniors in the market area and nearby other than deep subsidy units. The residences will offer a product of limited supply in and around the market area, priced and positioned to address an underserved market segment.

**C. Housing Demand for Non-Elderly Families Impacted by the Elderly Designation**

The original Johnson Ferry East was originally designed and constructed to provide housing to an elderly population, being composed of 340 one bedroom and 158 bedroom units. Over time and as a result of changes in HUD occupancy regulations, the proposed buildings began to house residents (young, disabled adults) with distinctly different structural and social needs. Many of the common areas and other facilities were designed to accommodate the social needs of senior citizens, not young adults. However, the location of the JFE property presented challenges in providing a full range of services and access for the non-disabled elderly.

- There are 58 non-elderly families remaining on site, of which 54 are non-elderly disabled.

<b>Table 6: JFE Non-elderly Population (08/01/07)</b>		
<b>Aged &lt;62 Total</b>	<b>Aged &lt; 62 Disabled</b>	<b>Aged &lt;62 Non- Disabled</b>
<b>58</b>	<b>54</b>	<b>4</b>

HADC does not believe that the non-elderly families will be impacted by the Elderly-only Designated Housing Plan for the revitalized property, as these families were scheduled for relocation as part of a HUD approved Relocation Plan. The relocation will allow disabled families to move to comparable housing in a location of their choosing in the County or in other locations that is in close proximity to the specialized services and transportation that this special needs population requires. Consistent with the Relocation Plan, all residents have been or will be offered full relocation benefits.

In Section IV: Alternative Housing, HADC has identified a potential of over 3300 affordable rental units that it owns, sponsors and/or manages that will serve as referrals to these families. In addition, HADC makes available information on 159 privately owned apartment properties that service the housing choice voucher program.

## **D. Consistency with Jurisdiction's Affordable Housing Strategies**

DeKalb County's current strategy for providing affordable housing is outlined in the Consolidated Plan for 2003 – 2007. The DeKalb County 2007 Annual Action Plan is the last annual plan of this Consolidated Plan and presents programs, activities and resources that address the needs and objectives identified for the initial year of the Consolidated Plan. The Housing Authority of DeKalb County and the DeKalb County Department of Human and Community Development worked together and provided information on the public housing needs and priorities contained in the Consolidated Plan.

An updated plan is currently under development, but the planning process will not be completed until late 2007. Discussions with planners at the DeKalb County Department of Community Development indicate that they do not anticipate major shifts in the overall strategies in the new Plan.

According to 2000 Census figures in the Consolidated Plan<sup>10</sup> ... “the elderly population is the fastest growing segment of the County's population. While the housing needs of the elderly and frail elderly are not significantly different than the general low- and moderate-income population, there are supportive service needs that are unique to this group.... The end result is often that many of these persons end up being forced to relocate from their current affordable housing and (have) difficulty finding suitable alternate housing.”

One of the major objectives outlined in the DeKalb County Consolidated Plan (Objective 1-C)<sup>11</sup> is to “expand (the) supply of affordable multi-family rental units for elderly/disabled and other special needs populations thru rehab and/or new construction.” Strategy 3 directs the County staff to provide incentives to developers who provide on-site independent living and life skills training and supportive services. In addition, DeKalb County is required to approve, consent, support or make a determination of consistency (for all housing projects developed) with the Consolidated Plan by the Planning Department prior to approval of the developments by the DeKalb County Board of Commissioners.<sup>12</sup>

The Plan notes that the “demographics underscore the need to examine not only the challenges of meeting the needs of an aging population, but also the opportunities. Similar to other population groups, senior citizens have a myriad of needs, issues and desires. However, there are two major differences between seniors and other population groups – their numbers are dramatically increasing and they are living longer. This provides an opportunity to plan and coordinate programs for the well and frail, the middle-class and low-income, the young, old and oldest old, and the active homebound elderly.”<sup>13</sup>

Thus the development of service rich elderly-only housing at Johnson Ferry East supports the Counties' goals as outlined in the Consolidated Plan.

### **1. Consistency of JFE Redevelopment With Consolidated Plan**

In letters issued on April 18, 2005 for Ashford Parkside and April 18, 2007 for Ashford Landing from the Director of the DeKalb County Human and Community Development Department to the Georgia Department of Community Affairs, it was certified that both housing projects were reviewed for consistency with the DeKalb County Consolidated Plan and the Johnson Ferry East Redevelopment Plan. On April 12, 2005, the DeKalb County Board of Commissioners adopted a Resolution in support of the Ashford Parkside project (Phase 1). On April 11, 2007, the DeKalb County Board of Commissioners adopted a Resolution in support of the Ashford Landing project (Phase 2). Phase 3 (Marketside Villas) is still in the planning stages.

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<sup>10</sup> DeKalb County Consolidated Plan 2003-2007, Section V, Page V-12/13

<sup>11</sup> DeKalb County Consolidated Plan 2003 - 2007, Section V, Page V-5

<sup>12</sup> DeKalb County Consolidated Plan 2003 – 2007, Criteria for Affordable Multi-Family Housing, Section VI, Page VI-1

<sup>13</sup> DeKalb County Consolidated Plan 2003 - 2007, Section V-18



## **2. Consistency of JFE Redevelopment With DeKalb County Seniors Bridge Program<sup>14</sup>**

DeKalb County's Board of Commissioners created a county-wide network of service providers and advocates as part of the Bridge Builders' Program, and created a roadmap titled "Five-Year Community Action Plan for Senior Services, 2003 - 2007", which specifically addresses the needs of elderly households in DeKalb County, related to services. HADC's Designated Housing Plan is designed to assist the County to meet these goals by increasing the rental housing available to low-income senior citizens age 62 and older, so as to meet the special needs of this population in a service rich environment.

### **E. Other Major Factors Supporting the Proposed Designation**

While the demographics of the affected JFE residents as well as overall demographic trends have greatly influenced HADC's decision to designate the buildings for elderly only occupancy, there are additional sociological issues that support the development of such a facility.

- The integration of elderly and non-elderly disabled has historically resulted in a variety of intergenerational conflicts and social issues over the years due to lifestyle incompatibilities between the different age groups residing in the buildings. This lifestyle conflict in a mixed public housing population is a widely recognized issue. A three year case study conducted in Decatur, Illinois by Leonard F. Heumann, "A Case Study of Mixing Frail Elderly and Younger Persons"<sup>15</sup>, revealed that after young persons were admitted into housing slated for the elderly, the quality of life diminished for seniors and property management became difficult. This Elderly Designated Housing Plan allows HADC to more effectively provide environments suitable to the needs of both populations.
- There is a lack of quality affordable and market rate senior rental housing in North DeKalb County. This is supported by the 2005 and 2007 market feasibility analyses which note "There is almost no affordable rental housing options available that are designed and intended for low and moderate income seniors in the market area and nearby other than deep subsidy units."<sup>16</sup>

### **F. Summary of Housing Needs In Support of the Elderly Designated Housing Plan**

- The vast majority of the existing residents at JFE are seniors (79%) and the Plan provides replacement housing for the elderly residents to return to the revitalized community.
- There is a lack of quality affordable and market rate senior rental housing in North DeKalb County. The Master Plan addresses this, as supported by the Elderly-Only designation.
- The Plan allows for HADC to address the housing needs of the elderly in DeKalb County, per the Consolidated Plan and other supporting demographic data.
- The Plan allows for HADC to address the specific needs of the elderly in housing by consolidating a population with ever increasing social service needs and designing a housing product to meet the physical needs and service delivery requirements.
- The Plan allows HADC to address the critical challenges and management problems associated with mixing an elderly and young disabled population.

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<sup>14</sup> DeKalb County, GA, "Bridge Builders: Five Year Community Action Plan for Senior Services 2003-2007. Prepared by the Human and Community Development Department

<sup>15</sup> Heumann, Leonard F., "A Case Study of Mixing Frail Elderly and Younger Persons", University of Illinois, Housing Policy Debate, Fannie Mae Foundation, Vol 7, Issue 3, 1996, p. 447.

<sup>16</sup> Real Property Research Group, "Market Feasibility Analysis: Ashford Landing", April 2007, page 63.

- This Plan allows HADC to respond to the specific housing needs of the non-elderly disabled, providing a greater range of housing opportunities throughout the County, in closer proximity to needed services than the north DeKalb County location. The Plan demonstrates that HADC will have sufficient alternative housing resources for non-elderly disabled to mitigate any negative impact on the current population affected by the Designation as well as on the future applicants (see Section IV).

HADC's proposed Elderly-only Designated Housing Plan is critical to ensure that future housing needs of the elderly in DeKalb County are met and that the housing goals under the DeKalb County Consolidated Community Development Plan are achieved.

### **III. DEVELOPMENT PROPOSED FOR ELDERLY-ONLY DESIGNATION**

#### **A. Project Description: Johnson Ferry East Revitalization**

##### **1. Background.**

The original Johnson Ferry East Public Housing Community consisted of 498 units in functionally and physically obsolete structures, with 340 one bedroom and 158 two bedroom units. Based on the physical needs assessment, the Johnson Ferry East project was deemed to be no longer viable, and unable to meet either the needs of the current resident population or the anticipated future needs of the low and moderate income residents of DeKalb County, Georgia. At the same time, the location of the JFE property presented challenges in providing a full range of services and access for this non-elderly disabled population, with needs that differ from the elderly disabled population. The physical needs assessment demonstrated that it was not economically feasible to rehab the property to either resolve the inherent structural and functional deficiencies or resolve the long term needs for accessibility and adaptability of an aging and disabled population

As detailed below and for long term sustainability, a master plan for a mixed income revitalization was developed, designed specifically to meet the needs of majority of the resident population, which at the time was more than 50% elderly. Based on the conditions at the property, costs for rehabilitation and a new vision which detailed the development of a mixed income elderly only rental component, HUD approved a Demolition Plan and Relocation Plan. In addition and due to limited HUD funds available for redevelopment, the project was designed to leverage financing available for the development of elderly only housing.

The Johnson Ferry East Relocation Plan provided for the relocation of 493 affected resident households who resided on site. A total of 216 residents have permanently relocated off-site utilizing Housing Choice Vouchers, with HADC identifying 135 apartment complexes with comparable units within a 5 miles radius of JFE, as well as existing public housing and other affordable options. In addition, HADC has over 3300 units available through its Affordable Housing Program, that represents properties that it owns, manages or sponsors. The remaining households that meet the elderly definition will remain on site until such time that the replacement units are constructed.

To date, the existing Johnson Ferry East public housing project is being demolished in phases, pursuant to a HUD Demolition Plan approved on November 12, 2005. Phase 1 of demolition is complete. Phase 2 of demolition will begin in early 2008 after elderly residents have been relocated to the newly developed Phases 1. Non-elderly residents will be relocated to comparable using Section 8 Housing Choice Vouchers primarily or transfer to available public housing units. Phase 3 of demolition will begin in 2009 after the final remaining residents are relocated – elderly to the new Phase 2 and non-elderly to comparable housing utilizing Section 8 vouchers or available public housing units.

##### **2. The Redevelopment Plan.**

The JFE redevelopment plan was developed in response to the needs of the current residents at Johnson Ferry East, HADC, the local government officials and the overall input received from the community stakeholders. Despite the fact that JFE was never officially designated as elderly housing, approximately 260 of the 498 residents (over 50%) were elderly one and two person households. As a result, HADC's priority in its redevelopment of JFE is to provide quality replacement housing, appropriate services and amenities to the elderly households living at JFE. As a result, the JFE Master plan was developed primarily to meet the needs of these residents and was specifically designed as elderly replacement housing. Through the redevelopment, HADC will be able to provide replacement housing for the remaining elderly residents of the former JFE site, who represent 79% of the current population.

Consistent with the housing needs identified for HADC and within the DeKalb County Consolidated Plan and housing policy goals, the master plan for the new community provides for replacement housing for eligible senior residents displaced by the redevelopment and envisions the construction of a mixed income community. This community will consist of 646 multi-family rental units and 202 for sale homes, 10,000 square feet of medical/office space, approximately 70,000 square feet of retail space as well as a 3 acre central park dedicated to DeKalb County. 260 of the rental apartments will be provided for low and moderate income elderly families, assisted under the HUD Section 9 (ACC), HUD Section 8 (project-based) program, HOME funds and low-income housing tax credit program. 386 of the rental apartments will be market rate. Of the 202 for-sale homes, 10 will be affordable and 192 will be market rate. The mix of uses includes neighborhood retail (to include among other uses: shops, restaurants and local services), affordable and market rate apartments and a single-family homeownership neighborhood, plus the pedestrian friendly environment. The overall plan has been created to support the well-being and provide a quality of life for the existing elderly residents, new residents and the surrounding community.

Table 7: Johnson Ferry East Revitalization: Unit Production Schedule										
Phase	Development Phase	Rental				For Sale			Total Units	
		ACC	PBRA	LIHTC	Market	Total	Affordable	Market		Total
Phase I	Ashford Parkside Senior Housing	30	94	10	17	151				151
Phase II	Ashford Landing Senior Housing	36	51	5	25	117			0	117
Phase III	Marketside Villas Senior Housing*	17		17	136	170			0	170
Phase IV	Townhome Component: Homeownership				0	0	10	10	20	20
Phase V	Mixed Use Development				208	208			0	208
Phase VI	Mixed Use Development					0		52	52	52
Phase VII	Town Homes / Single Family Homeownership					0		130	130	130
<b>Total</b>		<b>83</b>	<b>145</b>	<b>32</b>	<b>386</b>	<b>646</b>	<b>10</b>	<b>192</b>	<b>202</b>	<b>848</b>

An outline of the proposed JFE master redevelopment plan is as follows:

**Phase I:** Ashford Parkside, 151 units of independent senior apartments. This phase was awarded \$9.5 million in 9% LIHTC funding in 2005, contingent upon development of elderly housing. Construction began in September 2006 pursuant to a HUD approved Mixed Finance ACC Amendment. The development budget is projected to be \$15 million, leveraging \$2.8 million in HUD funds with over \$12.2 million from private sources. Other sources of funding include first mortgage debt and project-based Section 8 rental assistance. Conventional underwriting is based on a current market study for the project, supporting the elderly population, with pro formas, underwriting assumptions, and market analysis also based on developing an elderly project. HUD's approval of this Elderly Designated Housing Plan is critical to the success of this elderly only development.

**Phase II:** Ashford Landing, 117 units of independent senior apartments. This phase was recently submitted for 9% LIHTC funding in May of 2007 with construction anticipated to begin in the Spring of 2008. HUD's approval of this Elderly Designated Housing Plan is critical to the success of this elderly only development.

**Phase III:** Marketside Villas, 170 units of independent senior apartments and a 10,000 square foot non-residential, commercial component. The current plan is to finance this phase with public housing capital funds for the ACC (public housing) units and tax exempt bonds; however, the final plan is contingent upon funding and market conditions. Construction is expected to begin in July of 2008. HUD's approval of this Elderly Designated Housing Plan is critical to the success of this elderly only development.

**Phase IV:** 20 for-sale townhome units will provide homeownership opportunities for low to moderate income, as well as market rate households.

Phase V: Mixed-Use component, 70,000 square feet of retail and restaurant space, 52 townhomes over neighborhood retail and 208 market rate apartments.

Phase VI: Single-Family for-sale neighborhood, 51 single family detached homes and 79 Brownstones.

### 3 Proposed Development Timeline

<b>Development Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Ashford Parkside (phase I seniors replacement housing)	10/1/2006	12/1/2007
Ashford Landing (phase II seniors replacement housing)	2/1/2008	3/1/2009
Townhome Component	7/15/2009	9/15/2010
Market Rate Apartment Component	3/1/2008	5/1/2009
Mixed-use Retail	6/31/2008	7/31/2009
Marketside Villas, phase III seniors housing	7/31/2008	9/31/2009

### 4. Land Use Plan and Consistency with DeKalb County Planning

The proposed development is a comprehensively planned, pedestrian-oriented community that provides a mix of uses, including residential and commercial, accessible to both residents in the development as well as the surrounding neighborhoods. The proposed mixed use development will accomplish the objectives of the redevelopment plans by providing a quality living experience for seniors in the following ways:

- The development's scale, intensity and design maintain a sense of harmony with the surrounding land uses and are compatible with the existing community. Adjacent land uses include low density residential to the east, medium density residential to the north and west, including a new Centex housing development comprised of attached and detached single family homes, commercial uses to the south and west, including a shopping center anchored by a Publix supermarket, and greenspace to the south and west.
- Development within the site will provide similar land uses to adjacent property. Along the eastern boundary, senior multi-family will be located adjacent to existing single family homes; however the senior multifamily building will be stepped down in height and will utilize a buffer to ensure compatibility. The design and architecture of all buildings will be pedestrian-oriented and will continue the traditional character of the existing neighborhoods.
- The development of this property reflects the wishes of HADC and the Community Vision. The infill development will create a walkable community with greenspace and common areas, mixed income housing utilizing energy efficient building techniques, mixed uses within the site to promote transportation alternatives and the redevelopment of a declining public housing neighborhood.

The proposed development is consistent with the DeKalb County Comprehensive Plan designation of Medium Density Residential (MDR).

## 5. Amenities

These following amenities are designed to support the well being and provide a quality of life for the existing elderly residents, new elderly residents and the surrounding community.

The site will contain public outdoor amenities including walking and bike trails that will tie Candler Park in North Dekalb to Keswick Park in the City of Chamblee through Blackburn Park and the JFE site by the PATH multipurpose trail program that currently exists in this area of DeKalb County. A large passive park comprising approximately 3 acres will also be developed on the site and dedicated to the DeKalb County Parks and Recreation Department. This park will be maintained and used in conjunction with Blackburn Park immediately adjacent to the site on the north end. The JFE Masterplan will also include various public improvements aimed at improving safety, pedestrian access and connectivity.

Each of the planned phases of senior independent living include amenities such as meeting and community spaces, outdoor gardens, and fitness centers designed to accommodate supportive services for the residents. Such services may include onsite health seminars, pet programs, holiday parties, fitness classes and offsite transportation. Additionally, Phase II calls for the development of a wellness center designed to provide ongoing health services such health fairs, screenings and seasonal events.

## 6. Description of Phases Requiring Elderly Only Designation

**Table 9:**

Buildings Proposed for Elderly-Only Designation at Johnson Ferry East Revitalization									
HUD Project #	Project Name	Address	City State	Buildings	# of ACC Units	# of PBRA Units	LIHTC	Market	Total
GA237-05	Ashford Parkside	3511 Donaldson Drive	DeKalb, GA	A	14	55	5	8	82
	Ashford Parkside	3522 Blair Circle	DeKalb, GA	B	16	38	6	9	69
TBD	Ashford Landing	3521 Blair Circle	DeKalb, GA	A	36	51	5	25	117
TBD	Marketside Villas	TBD	DeKalb, GA	A	17		17	136	170

The following details the building and unit amenities and design features to accommodate the special environmental needs of the elderly.

### Phase I Seniors - Ashford Parkside:

Ashford Parkside Senior Residences will consist of 151 apartment homes reserved exclusively for seniors age 62 years and older, who are capable of residing in an independent living community. Ashford Parkside will feature a unit mix of spacious 1 Bedroom/1 Bath, 2 Bedroom/1 Bath and 2 Bedroom/2 Bath apartment homes with set-asides for persons earning at or below 60% of the Atlanta area median income. 10% of the units will be set-aside for residents with no income limitations (defined as “market rate”) and 60% of the total residential units will be reserved for Project-Based Rental Assistance through a written agreement with HADC. Furthermore, another 20% of the total residential units will be reserved for public housing tenants.

Table 10: Phase I (Ashford Parkside) Unit Mix					
Bedrooms	Baths	Unit Type	Net Square Footage	Unit Count	
1	1	ACC	682	12	
1	1	PBRA	682	23	
1	1	Market	682	4	
2	1	ACC	918	19	
2	1	PBRA	918	47	
2	1	Market	918	7	
2	2	ACC	982	10	
2	2	PBRA	982	23	
2	2	Market	982	4	
2	2	Market	1256	2	
<b>Total</b>				<b>151</b>	

Accessible Unit Type		
Mobility Disabled	11	7%
Hearing and Sight Impaired	4	2%

Ashford Parkside will feature two 4-story residential buildings with central common facilities and elevator access to all units above ground level. All units will feature spacious master suites, ample closet space and fully equipped kitchens and 9' ceilings. The buildings design is modern and extremely attractive with façade and roofline offsets, over 40% exterior brick and architectural features such as window shutters, roof dormers, cupolas, ornamental railings, and gable end louvers.

All units will be reserved for elderly 62 years and older, with 30 ACC units requiring Elderly designation by HUD. Occupancy is scheduled to begin in November 2007.

**Phase II Seniors - Ashford Landing:**

Ashford Landing Senior Residences will consist of 117 apartment homes reserved exclusively for seniors age 62 years and older, who are capable of residing in an independent living community. In addition, 6 units will be designated for a targeted special needs population. Ashford Landing will serve as the second phase of replacement housing for the seniors living at JFE. Ashford Landing will feature a unit mix of spacious 1Bedroom/1Bath and 2Bedroom/1Bath apartment homes. 80% of the total units will be set aside for low income residents of which approximately 50% of the total residential units will be reserved for Project-Based Rental Assistance through a written agreement with HADC, 30% of the total units will be reserved for public housing tenants as ACC Units. 20% of the units will be unrestricted.

<b>Table 11: Phase 2 (Ashford Landing) Unit Mix</b>					
Bedrooms	Baths	Unit Type	Net Square Footage	Unit Count	
1	1	ACC	688	29	
1	1	PBRA	688	42	
1	1	HOME	688	4	
1	1	Market	688	19	
2	1	ACC	914	7	
2	1	PBRA	914	9	
2	1	HOME	914	1	
2	1	Market	914	6	
<b>Total</b>				<b>117</b>	
<b>Accessible Unit Type</b>					
Mobility Disabled			9	7%	
Hearing and Sight Impaired			3	2%	

Ashford Landing will feature a single, four-story residential building with a combination of internal corridors and covered breezeways with elevator access to all units above ground level. All units will feature, among other amenities, spacious master suites, 9 foot ceilings, ample closet space and fully equipped kitchens. The buildings design will be comparable to Ashford Parkside.

All units will be reserved for elderly 62 years and older, with 36 ACC units requiring Elderly designation by HUD. Construction is scheduled to begin in 2008.

**Phase III Seniors – Marketside Villas:**

Marketside Villas will consist of 170 Units of mixed income senior independent apartments with its own set of common amenities. Unlike Ashford Parkside and Ashford Landing, this phase will not provide replacement housing at JFE. Instead, it is designed to serve senior residents not living at JFE that either reside in North Dekalb or who are relocating to North Dekalb to be near their adult children, it is anticipated that 80% of this Phase will be rented to market rate seniors households. In order to maintain the mixed-income senior profile at JFE, the remaining 20% of the total units will be set aside for low income residents of which 10% of the total units will be reserved for public housing tenants. This community will have amenities comparable to the communities in Phase I and II.

<b>Table 12: Phase 3 (Marketside Villas) Unit Mix</b>					
Bedrooms	Baths	Unit Type	Net Square Footage	Unit Count	
1	1	ACC	800	5	
1	1	LIHTC	800	5	
1	1	Market	800	34	
2	2	ACC	1000	12	
2	2	LIHTC	1000	12	
2	2	Market	1000	102	
<b>Total</b>				<b>170</b>	
<b>Accessible Unit Type</b>					
Mobility Disabled			9	5%	
Hearing and Sight Impaired			4	2%	

At this time it is anticipated that all units will be reserved for elderly 62 years and older, with 17 ACC units requiring Elderly designation by HUD. Construction is scheduled to begin in 2008. However, since this represents the final senior portion of the overall development to be built, the exact content of this Phase is designed to be flexible and according to the dictates of the market at that time.

## **7. Design Features and Accessibility**

All of the senior phases are developed with specific features designed to enhance the quality of life for elderly and frail elderly households. All phases will be constructed in accordance with applicable federal and state accessibility requirement and prior to the start of construction, plans and specification will be reviewed by a professional accessibility consultant to determine that all guidelines are accurately incorporated into the project design. Additionally, a minimum of 7% of the units will be equipped for the mobility disabled in Phases 1 and 2 and 5% in Phase 3. 2% of the units in all phases will be equipped for the hearing and sight impaired. All resident units shall feature elevator access, secure entrances, accessible counter tops, accessible walk ways and door openings, levered door handles, and emergency notification systems in all residential units.

All units will comply with the fair housing act and shall have the following accessibility/adaptability features. All units will also be 100% visitable.

1. Doors to habitable rooms shall be 2'-10" min. (3'-0" provided).
2. Light switches, thermostats, wall telephone jacks shall be mounted at 46" A.F.F.
3. Duplexes, standard phone and cable jacks shall be mounted at 18" A.F.F.
4. Blocking shall be provided for future grab bars and wall-hung lavs.
5. Provide blocking, clips & cleats for lowering closet shelves.
6. Offset tub/shower controls. Controls to be anti-scald.
7. Assure supply & waste piping rough-ins allow for future heights of plumbing fixtures.
8. Entry door to have lever handles. Entry door to have low-profile threshold.

This project has been designed for the use and comfort of senior citizens as well as to aid in maintaining their independence as they age in place. All units shall have the following features:

1. Provide emergency pull/alarm system.
2. Provide lever hardware on all swinging doors.
3. Provide graspable pulls or knobs on kitchen and bath cabinets.
4. Provide outlet for night-light at 24" A.F.F. between bedrooms and bathrooms.
5. All plumbing fixtures, including tub controls, to receive lever hardware.
6. Provide a hand held spray with a 60" hose and bracket for mounting on showerhead arm.
7. Provide a grab bar in each tub and/or shower.
8. Provide grab bar at each toilet.
9. Showers with seat in most units. When tubs are provided, they shall have low curbs.

Common space features for accessibility are designed to allow for aging in place.

1. All common areas will fully meet the requirements of the ADA.
2. Extra labeled accessible spaces will be provided.
3. Additional unlabeled (for future) accessible spaces will also be provided.
4. An attractive non-institutional handrail will be provided down one side the common area hallways.
5. Plant or package shelves are provided at each unit entry door.
6. Additional lighting is provided at each unit entry door.
7. Power Assisted Building Entry Door Systems are provided at key points at each building.
8. Compatible yet distinctive color schemes are provided on each floor to aid in orientation.
9. Visitor call systems are provided.
10. Furnished gathering and rest areas are provided throughout the building(s).
11. Elevator and/or grade level access is provided to each floor/unit/common space.
12. Painted or tactile warnings at site steps and ramps with railings.



A minimum of five percent (5%) of all units shall be further equipped for the mobility impaired and shall have these additional accessibility/adaptability features. Starred items are to be installed during initial construction. Non-starred items are to be installed at the resident's request:

1. Install full grab bars at the tub and toilet.
2. \*Provide a seat for units with tub. Seat shall be at head of tub and mounted securely. All showers will have seats.
3. \*Provide a wall-hung vanity or pedestal sink as shown on the drawings. Provide baffle to protect against hot water and drain lines at wall-hung vanities.
4. \*Provide recessed medicine cabinet with bottom shelf at 46" A.F.F.
5. \*Kitchen base cabinet tops at sink wall shall be 34" A.F.F. maximum.
6. \*Base cabinet at kitchen sink to be removable, provide vinyl flooring continuous below sink. Insulate hot water and drain lines. Face of cabinet to remain in place until accessible resident requests its removal.
7. \*Provide a 30" pull out work surface at 29" A.F.F.
8. \*Provide shelf below wall cabinets at 48" A.F.F.
9. \*Provide range with front controls and self-cleaning oven.
10. \*Provide carpet with 1/2" max. pile height and firm pad.
11. \*Provide clips/cleats for lowering closet shelves. Lower shelves at resident's request.
12. \*Refrigerator/freezer to have at least 50% of freezer shelf space 54" A.F.F. or below.
13. \*Provide remote switches for hood/fan. Assure not over burners.
14. \*Assure toilet height at seat is a min. of 15" to max. 19".
15. \*Provide 5' diameter turnaround or "t" shape maneuvering room in the kitchen.

A minimum of two percent (2%) of all units shall be equipped for the visually and/or hearing impaired. The following features shall be provided in units designated as such:

1. Doorbell shall be equipped with a visible notification appliance.
2. Smoke detectors shall be equipped with a visible notification appliance.
3. The primary unit phone jack shall have a second phone jack & outlet installed beside it for TTY communication.
4. Doors and trim shall have contrasting color from wall.
5. Fire alarm system for building shall be tied to strobe enunciators in the bathrooms of these units.

## **8. Location of UFAS Compliant Units in Designated Buildings**

The location of the UFAS Compliant units are listed in Table 13 on the next page, with the exception of Phase 3 (17 units) where are currently under development.

Table 13: Revitalized JFE: Location of UFAS Compliant Units					
Phase	Unit #	Unit Type	Bldg/Location	Handicap	A/V
Phase 1	B101	2 BR 1 BA	Blair/1st Floor/Parkside	X	
Phase 1	B110	1 BR 1 BA	Blair/1st Floor/Parkside		X
Phase 1	B201	2 BR 1 BA	Blair/2nd Floor/Parkside	X	
Phase 1	B202	1 BR 1 BA	Blair/2nd Floor/Parkside	X	
Phase 1	B211	2 BR 1 BA	Blair/2nd Floor/Parkside		X
Phase 1	B301	2 BR 1 BA	Blair/3rd Floor/Parkside	X	
Phase 1	Community Space		Blair	X	
Phase 1	Leasing Office		Blair	X	
Phase 1	D002	1 BR 1 BA	Donaldson/Terrace/Parkside	X	
Phase 1	D005	2 BR 1 BA	Donaldson/Terrace/Parkside		X
Phase 1	D006	2 BR 2 BA	Donaldson/Terrace/Parkside	X	
Phase 1	D007	2 BR 2 BA	Donaldson/Terrace/Parkside	X	
Phase 1	D102	1 BR 1 BA	Donaldson/1st Floor/Parkside	X	
Phase 1	D106	1 BR 1 BA	Donaldson/1st Floor/Parkside		X
Phase 1	D110	2 BR 2 BA	Donaldson/1st Floor/Parkside	X	
Phase 1	D120	2 BR 1 BA	Donaldson/1st Floor/Parkside	X	
Phase 1	D222	2 BR 1 BA	Donaldson/2nd Floor/Parkside	X	
Phase 1	Community Space		Donaldson	X	
Phase 1	Leasing Office		Donaldson	X	
Phase 2	L001	1 BR 1 BA	Landing/Terrace/Landing	X	
Phase 2	L003	1 BR 1 BA	Landing/Terrace/Landing	X	
Phase 2	L006	1 BR 1 BA	Landing/Terrace/Landing	X	
Phase 2	L007	1 BR 1 BA	Landing/Terrace/Landing		X
Phase 2	L103	1 BR 1 BA	Landing/1st Floor/Landing		X
Phase 2	L105	1 BR 1 BA	Landing/1st Floor/Landing	X	
Phase 2	L110	1 BR 1 BA	Landing/1st Floor/Landing	X	
Phase 2	L111	1 BR 1 BA	Landing/1st Floor/Landing	X	
Phase 2	L113	2 BR 1 BA	Landing/1st Floor/Landing		X
Phase 2	L114	2 BR 1 BA	Landing/1st Floor/Landing	X	
Phase 2	L220	2 BR 1 BA	Landing/2nd Floor/Landing	X	
Phase 2	L304	1 BR 1 BA	Landing/3rd Floor/Landing	X	
Phase 2	Community Space		Landing	X	
Phase 2	Leasing Office		Landing	X	
Phase 3	Currently Under Development		Marketside Villas	X	X

## **B. Occupancy Data and Analysis: Johnson Ferry East Residents**

The original Johnson Ferry East Public Housing Community consisted of 498 units in functionally and physically obsolete structures. Although not officially designated for an elderly population, more than 50% (260) of the 493 residents were senior citizens located in one and two person households. Under a HUD approved Relocation Plan, 216 families have relocated to comparable units, utilizing public housing and/or housing choice vouchers. Two have become homeowners. The remaining 219 residents who are 62 years and older remaining on site will relocate to the new development, as units become available. The remaining 58 non-elderly residents will relocate to other comparable housing.

The policy guidelines of the Johnson Ferry East Relocation Plan approved by HUD (January 2006) states<sup>17</sup> “Those families who are 62 years of age or older at the commencement of the initial lease-up process will have the opportunity to move back to the revitalized units.” Applying this percentage to the existing senior population at JFE yields a projection of nearly 100% of the elderly residents to return (79.9% of total remaining residents). This supports the development of 211 rental units dedicated to the returning elderly population.

<sup>17</sup> HADC Relocation Plan, page 9

## 1. Impact of Designation on existing public housing.

As all residents were scheduled for relocation pursuant to a HUD approved Relocation Plan, the Elderly-only Designation will not affect any of the remaining residents at Johnson Ferry East. All near elderly and non-elderly disabled families will be relocated into comparable HCV or public housing property.

HADC has one other public housing property: Tobie Grant Manor, which houses 200 families, in bedroom sizes ranging from one to five. Tobie Grant Manor is currently 97% occupied, with a turn-over of 15 families per year. This is slightly higher than the occupancy rate for the previous year due to the relocation efforts. Based on current and historical agency-wide data and the size of the waiting list for the elderly, HADC does not anticipate that approval of this Designated Housing Plan will negatively impact the overall Authority-wide occupancy levels. Tobie Grant Manor has 9 accessible units (2 one bedroom, 3 two bedroom, 2 three bedroom, 2 four bedroom).

Table 14: HADC Public Housing (Tobie Grant Manor)									
Family Composition	Bedroom Size							Total	
	0	1	2	3	4	5	6	#	%
Square Footage		560	710	915	1015	1316			
Elderly	0	35	0	0	0	0	0	35	17.50%
Elderly Disabled	0	2	0	0	0	0	0	2	1.00%
Family	0	0	59	66	27	3	0	155	77.50%
Young Disabled	0	1	3	2	2	0	0	8	4.00%
Total	0	38	62	68	29	3	0	200	

Details on the alternative housing options available to non-elderly residents who will be relocated are provided in this Plan in Section IV: Housing Alternatives.

## 2. Impact of Designation on Time Spent on Waiting List

HADC does not anticipate any major impact on the average length of time that elderly applicants or non-elderly disabled applicants spend on the waiting list as a result of the elderly designation. HADC has a relatively small number of public housing units. HADC depends significantly upon its Housing Choice Voucher Program (approximately 5300 HCV units), the 376 affordable units in non-public housing properties that HADC owns, as well as the 3,019 affordable units in 49 communities that HADC sponsored through its multi-family tax exempt bond program to meet the needs of low income families in DeKalb County. See Section IV for the details of housing resources.

### C. Services To Be Provided to the Elderly-Only Designated Developments

For the Elderly-only designated housing, Ashford Parkside, LP (the HADC Owner Entity) will contract with Mercy Housing to provide supportive services and property management for Ashford Parkside. Mercy will provide the majority of the services; however, will continue to rely on a partnership with DeKalb County, Senior Connections Program, to offer some programs, meals, events, exercise and classes.

**Mercy Housing Background.** When the Sisters of Mercy in Omaha first founded Mercy Housing in 1981, they knew they wanted to provide quality, safe, affordable housing. They could not ensure the quality and safety of Mercy Housing's homes by simply owning the properties. They realized they needed to continue their mission through comprehensive property management and the establishment of supportive services for residents. In 1983, Mercy Housing established Mercy Services Corporation as a

not-for-profit company to provide property management and property-based resident services. Since the time of its establishment, Mercy Services Corporation has provided a service that is a national model of effective management for resident-focused, affordable housing programs. Today, Mercy Services Corporation oversees the property managers, resident services staff, maintenance staff and other employees who ensure that Mercy Housing residents are living in the vision that the Sisters of Mercy had when they sought to improve the economic status of residents, transform neighborhoods and stabilize lives.

Mercy Services Corporation strives to ensure that every property is:

- Well-managed and properly maintained to provide decent, safe and sanitary living conditions for its residents.
- A permanent, affordable housing resource in the community.
- A pleasant and secure living environment for its residents and the surrounding neighborhood.
- catalyst for positive relationships among the residents, management staff and surrounding communities
- A financially stable enterprise that successfully operates within its budget so that all expenses, debt service and reserves payments are covered by operating income.
- Managed in accordance with applicable regulatory requirements and in compliance with all local, state and federal laws. Mercy Services Corporation has a well-qualified staff to oversee compliance of its properties.

In the revitalized Johnson Ferry East, a variety of in-house and community-based supportive services, elderly-specific programs, social events, medical services and transportation services to address the special needs of the elderly residents will be provided. In order to meet the unique needs of the targeted senior citizen population as planned for Phases I, II and III, both on and off site support services will be provided. The strategy for delivering services will entail enlisting 3rd party service providers coordinated through the contracted property management company, Mercy Services Corporation, which specializes in providing management to low and moderate income properties that target senior and special needs populations.

The DeKalb County Action Plan for Seniors<sup>18</sup> identifies several important needs to be addressed in the development of the community:

- The Plan identifies the current Johnson Ferry East community center as the only multipurpose seniors facility in northern DeKalb County. The revitalized JFE will feature a large activities center, on the first floor of Phase I. This will include a computer center, a Library, a large multipurpose Clubroom with a kitchen, Beauty Salon, a Fitness Center as well as game rooms and meeting rooms for classes and other recreational and service activities. Community gardens will also be located on the grounds, nearby.
- Resources and services will be provided to residents to help them ‘age in place’ with comfort and dignity. Mercy Services Corp (manager of Phase I and II) will partner with the nearby St.

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<sup>18</sup>DeKalb County GA, “Bridge Builders: Community Action Plan for Senior Services 2003-2007”, Prepared by the Human and Community Development Department.

Josephs Hospital to provide with an immediate relationship for bringing additional health services to the community.

- The Plan calls for increased cooperation with the YMCA, to make elderly recreation and health activities more available. Mercy Services Corporation will work with the YMCA to create special programs for the community's residents, at the nearby Ashford Dunwoody YMCA. To assist the many Johnson Ferry East's current residents who already go to that YMCA, Mercy Services Corporation will provide transportation to make it available to more people.
- The Plan makes clear that this area of DeKalb County is ethnically very diverse, with residents speaking many languages. (It identifies Korean, Russian and Hispanic as the primary languages.) The Mercy Services Corporation Management team will ensure that marketing materials and other communications are appropriately multi-lingual. The redevelopment of Johnson Ferry will host an array of on and off-site services and amenities to serve the needs, preferences and expectations of active adults as well as the County's growing ethnic elderly population.

### **Supportive Services:**

There will be no assisted living services provided to the senior residents JFE. However, the development will feature a number of amenities and services appropriate for active senior's housing. In addition to the shared amenities featured at Phase I - Ashford Parkside, Ashford Landing will feature the following on-site amenities: computer room, library, multipurpose room with kitchen and vending, wellness center, laundry facilities and community sunrooms on each floor, tenant storage, outdoor gardens and a picnic area. Ashford Landing will also offer recreational, wellness and consulting services to its residents as well as services appropriate for the targeted special needs population.

The supportive services for the rental housing component will be managed by Mercy Services Corporation (MSC). MSC, an affiliate of Mercy Housing, Inc., provides quality property management and resident programs to the Mercy Housing portfolio, as well as affordable housing owned by other not-for-profit organizations. Property management services, provided by a diverse team of seasoned experts, are resident-focused, tailored to the needs of each housing community, and driven by the goal of promoting healthy aging and socialization opportunities.

**Caring and Services:** The Community and Resident Programs department of MSC offers residents various opportunities to enhance education, improve health status, increase independence, and build healthy communities. Computer learning centers, adult education, arts programs, recreational opportunities, transportation services, health and wellness initiatives, English language, and exercise classes are just some of the programs offered by MSC and their affiliates.

Resident Programs Staff focus on programs that inspire residents to become active leaders in their neighborhood and acquire skills that increase economic independence and stability. These programs build on the strengths and assets of residents and the local community. Resident participation in planning and implementation of community activities is an integral component to enhancing the quality of life for residents.

**Community Organizing:** Through individual leadership training and workshops, resident organizers create neighborhood associations that arrange community gatherings, neighborhood watch groups, exercise classes, and support groups. Resident leaders also identify pressing needs in the community, and organize to bring services such as healthcare, crime prevention, improved educational opportunities, and other resources to their neighborhood.

**Aging in Place with Dignity:** MSC manages 46 properties that serve low-income elderly people. Each property offers services designed to help residents live independently and comfortably for

as long as possible. From visiting nurses to the Senior Prom, from access to computers to drumming and weaving classes, Mercy's programs encourage creative aging and address the needs of the elderly in a holistic fashion.

**Bridging the Digital Divide:** Community Technology Centers, active in many Mercy buildings, provide vital access to computers and technology for residents. From navigating the Internet to learning basic computer programs, residents use these centers to stay connected and competitive in an ever-changing world.

**Health and Wellness:** From complimentary food delivery to educational seminars to visiting nurse programs such as blood pressure checks, diabetes screening and eye exams at the resident wellness center, MSC works with local partners to supplement nutrition and provide our residents with desperately needed access to healthcare.

Additional health and wellness services will be available to the residents by the following providers: St. Joseph Health System and Senior Connections, Inc. The full nature and extent of these services are outlined in the executed Letters of Intent between Ashford Parkside, L.P. and the above referenced service providers. (See Attachment D for copies of the agreements.)

**Arts:** MSC offers a variety of arts programs designed to improve academic performance and creative thinking and celebrate the diverse talents of adults. Through creative writing, expressive arts, mural development, and music and dance classes, MSC provides opportunities for residents to explore and experience their talents.

#### **D. Consultation with Residents**

The plan to redevelop Johnson Ferry East into an elderly only facility has been detailed to the residents throughout the planning and relocation process from 2005 – 2007, in a series of meetings which are documented in the HUD approved Relocation Plan.

HADC has additionally solicited resident comments throughout the development of the Designated Housing Plan. A Resident Advisory Board meeting was held on July 9, 2007 at HADC's Central Office, 750 Commerce Drive, Decatur, GA 30030. Information was provided explaining HADC's Designated Housing Plan, its intent, impact, and possible outcomes. Meeting rooms were configured to accommodate residents with mobility limitations. Residents were provided the opportunity to ask questions and offer comments or opinions. Comments and suggestions received at this meeting were considered in preparation of the Designated Housing Plan released for public comments.

A Resident Meeting was held on 7/24/2007 to review relocation and re-occupancy process at Johnson Ferry East. 205 JFE residents were present. Residents were briefed on the current status of the revitalization effort including the reoccupancy process, site-based waiting list, relocation plan revision, and designated housing plan proposal.

The specific meeting dates are listed below

July 9, 2007	Consultation with Resident Advisory Board
July 24, 2007	Consultation with Johnson Ferry East Residents
September 10, 2007	Consultation with Resident Advisory Board

## **E. Consultation with Public**

Prior to submission to HUD, a draft Designated Housing Plan was made available to resident of HADC and the general public for a 30-day review and comment period. During the 30-day review and comment period, one public hearing was held on August 28, 2007 at the HADC Central Office. The purpose of the public hearing was to give HADC residents and the general public the opportunity to ask questions and offer comments prior to submittal of the application.

Public notice of the meetings was provided through direct written communications to the affected residents and the public and meeting announcements that were posed in public/common areas of the affected buildings. HADC published notice of the 30-day public comment period and public hearing date and times on HADC's website and in newspapers widely circulated in the Atlanta area.

The specific meeting dates are listed before

August 1 - 15, 2007	Meet with Partners / Community (discuss Draft Plan)
August 20, 2007	Draft Issued. Begin Public Comment Period
August 23, 2007	Board Approval
August 28, 2007	Public Hearing
September 20, 2007	End of Public comment period

The Notice of Public Comment Period and Public Hearing was placed in the Atlanta Journal Constitution and DeKalb Reader. A Public Hearing was held on August 28, 2007. No comments were received.

### **NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING**

The Housing Authority of DeKalb County GA (HADC) is developing an Elderly Only Designated Housing Plan ("the Plan") for the redeveloped Johnson Ferry East (JFE) community, for submission to the U.S. Department of Housing and Urban Development, as authorized by Section 7 of the US Housing Act of 1937, as amended and other implementing regulations.

The Plan is consistent with the approved master plan for JFE. The proposed Elderly Only designation is planned for three phases of development: Ashford Parkside (under construction), Ashford Landing (2008), and Marketside Villas (2009).

A 30-day comment period will commence August 20<sup>th</sup>, and draft copies of the Plan will be available for review by the public on HADC's website ([www.dekalbhousing.org](http://www.dekalbhousing.org)), and at the HADC Central Office from August 20 to September 20, 2007.

A Public Hearing will be held on August 28, 2007 at 4:00 pm, at the Central Office of the HADC, located at 750 Commerce Street, Suite 250, Decatur, GA 30030, which is accessible to persons with disabilities.

Residents residing in HADC properties, community organizations and the general public are encouraged to attend and provide comments. For information regarding the Plan, please contact Michelle Presswood at extension 404-270-2500, extension 2503.

Housing Authority of DeKalb County

Sterling Bethea  
Executive Director

In addition, HADC staff met with various representatives of the affordable housing and advocacy groups in the development of the draft publication. These included:

1. Initiative for Affordable Housing
2. DeKalb County
3. Green Forest CDC
4. DeKalb Developmental Disabilities Council

Input from other organizations was solicited; however, they were unable to meet. A copy of the Plan was forwarded to the above listed advocacy groups. No comments were received.

## **F. Policy Issues**

### **1. Near Elderly Option**

HADC is proposing to retain the option to house near-elderly families 50 to 61 years in the designated buildings should there occur a shortage of elderly families on the waiting list or if a unit(s) in the elderly building is vacant for 60 days or more. With the number of elderly families currently on the waiting list and the low turnover rate at HADC, HADC anticipates that this option would not be exercised.

### **2. Admissions and Continued Occupancy Policies and Procedures**

The designation of this revitalized development to elderly occupancy will not require major changes to HADC's Admissions and Continued Occupancy Policy (ACOP) or the Authority's waiting list procedures other than those associated with developing a site-based waiting list. HADC's Admissions and Continued Occupancy Policy already contains provisions that address designated housing as a result of the elderly-only designation. The ACOP will be revised to include an updated list of elderly properties available at HADC. HADC will submit a substantive amendment to the local Field Office to update the current PHA Plan.

### **3. No Eviction or Lease Termination Due to Designation.**

HADC has not nor will not evict or terminate the lease of any tenant lawfully residing in a dwelling unit at Johnson Ferry East (or elsewhere) because of the designation.

### **4. Relocation Because of the Designation**

Relocation was carried out under a HUD approved Relocation Plan due to the revitalization of Johnson Ferry East, therefore voluntary relocation was not part of the process. HADC followed the HUD Relocation requirements including but not limited to:

- A notice of the master plan and an explanation of available relocation benefits to the family;
- Access to comparable housing, which may include tenant-based rental assistance under the Housing Choice Voucher Program, at a rental rate paid by the tenant that is comparable to the unit from which the person or family vacated; and
- Payment of actual, reasonable moving expenses.



## 5. Fair Housing and Anti-Discrimination Policy

The proposed elderly occupancy is in full compliance with the terms and conditions of the Fair Housing Act. HADC has not discriminated in any way related to protections afforded under the Act. In addition, HADC has determined, based on the most recent census demographics that designated the buildings as elderly will not result in an increased minority concentration.

At the time of application submission, HADC was not the subject of a Title VI or Section 504 Voluntary Compliance Agreement or court order.

Section D: Fair Housing Policy of the ACOP dated July 1, 2005 states:

### **D. FAIR HOUSING POLICY**

*It is the policy of the Housing Authority to comply fully with all Federal, State and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. HADC will comply with all laws relating to Civil Rights, including:*

*Title VI of the Civil Rights Act of 1964  
Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)  
Executive Order 11063  
Section 504 of the Rehabilitation Act of 1973  
The Age Discrimination Act of 1975  
Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise  
Section 504 and the Fair Housing Amendments govern)  
Any applicable State laws or local ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.*

*HADC shall not discriminate because of race, color, sex, religion, familial status, disability, national origin, marital status, or sexual orientation in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under HADC's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.*

*Posters and housing information are displayed in locations throughout HADC's office in such a manner as to be easily readable from a wheelchair.*

*To further its commitment to full compliance with applicable Civil Rights laws, HADC will provide Federal/State/local information to public housing residents regarding "discrimination" and any recourse available to them if they believe they are victims of discrimination. Such information will be made available to them during the resident orientation session.*

*HADC's office at 750 Commerce Drive, Suite 201, Decatur, GA 30030 is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.*

*HADC shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status, or sexual orientation:*

1. *Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;*
2. *Provide housing that is different from that provided to others;*
3. *Subject a person to segregation or disparate treatment;*
4. *Restrict a person's access to any benefit enjoyed by others in connection with the housing program;*
5. *Treat a person differently in determining eligibility or other requirements for admission; or*
6. *Deny a person access to the same level of services.*

*HADC shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).*

#### **6. Court Orders, Lawsuits, Investigations, VCA's and Section 504 Actions**

The Housing Authority of DeKalb County is not currently involved in any voluntary compliance agreements (VCA), or outstanding court orders under Section 504, Title VI or the Fair Housing Act.

#### IV. ALTERNATIVE HOUSING RESOURCES

All non-elderly have been or will be relocated from JFE pursuant to a HUD approved Relocation Plan. Through the Relocation Plan and redevelopment effort, HADC will be able to return the elderly and elderly disabled residents to a development designed to meet their specific needs. The Housing Authority of DeKalb County does not believe that the non-elderly residents have been impacted because these residents have been relocated as part of a HUD approved Relocation Plan, prior to the reoccupancy process for the revitalized JFE. Consistent with relocation policy, comparable housing was provided via other public housing, project based supported units or housing choice vouchers, where non-elderly and non-elderly disabled were given an opportunity to select housing closer to the specialized and individualized services that this population requires.

However, as part of the process, HADC has identified a number of housing alternatives and options within its own and neighboring jurisdictions to eliminate the need for the Authority to develop additional alternative housing. Near-elderly and non-elderly disabled families currently on HADC's public housing waiting list will remain in the same position on the public housing waiting list and may also choose from the following alternative housing options, where applicable.

##### A. Housing Resources Available

1. Right to Remain for In-Place Elderly Residents. All residents over the age of 62 currently residing in Johnson Ferry East are eligible to return to the revitalized elderly-only development.
2. Transfer to Other Public Housing Units and Relocation Assistance. There are 200 public housing units available at Tobie Grant Manor. Relocation assistance in compliance with all URA regulations is available to any relocated resident.

<b>Table 15: ADA Units at Tobie Grant Manor Public Housing</b>									
Family Composition	Bedroom Size							Total	
	0	1	2	3	4	5	6	#	%
Square Footage		560	710	915	1015	1316			
ADA Compliant		2	3	2	2			9	5.00%
Elderly	0	35	0	0	0	0	0	35	17.50%
Elderly Disabled	0	2	0	0	0	0	0	2	1.00%
Family	0	0	59	66	27	3	0	155	77.50%
Young Disabled	0	1	3	2	2	0	0	8	4.00%
<b>Total</b>	0	38	62	68	29	3	0	200	

The location of ADA units is as follows: 3373 Tobie Circle, 3081A Tobie Circle, 3113A Tobie Circle, 600 Gifford Drive, 6560B Gifford Drive, 554A Parkdale Drive, 554B Parkdale Drive, 64A George Howell Way, and 582A George Howell Way.

### 3. Waiting List Placement

- Applicants in the impacted groups will not lose their place on the waiting list.
- The ACOP will not be revised to give a priority for the 1 and 2 bedroom family units to non-elderly disabled applicants. The Administrative Plan which provides for a priority for the 1 and 2 bedroom family units to disabled applicants will be maintained.

4. Request an UFAS-Accessible Unit in a Family Property . Impacted residents and applicants with a disability who require an accessible unit have the option to request an accessible unit. HADC has met its Section 504 obligation and has nine (9) units in its family development that are compliant with Section 504 of the Rehabilitation Act of 1973 as amended. Impacted residents and applicants will have the option to request a Section 504 compliant unit per HADC's ACOP.

HADC will, as needed, make a reasonable effort to retrofit additional units with necessary adaptations to accommodate the needs of persons with disabilities should the demand exceed the current inventory of accessible units.

5. Request a Project-Based Voucher to Rent a Unit in the Private Market. HADC is ramping up its project-based inventory and envisions making a number of these available to those relocated residents and special needs populations currently on the waiting list.

### **B. Alternative Subsidized Housing**

HADC has identified properties within its jurisdiction suitable to accommodate the housing needs of the non-elderly residents affected by the designation (see Table below). A list of these alternative resources including a breakdown of the 49 bond properties is included in Appendices A and B.

Properties	Rental					Homeownership			Total Units
	Public Housing	Affordable Rental (LIHTC, HOME, HADC Below Market)	Project Based / HCV	Market Rate	Total Rental	Affordable	Market Rate	Total Homeownership	
<b>Properties Owned By HADC</b>									
Johnson Ferry East (in relocation)	0				0				0
Tobie Grant Manor	200				200				200
<b>Units Owned and Managed by HADC</b>									
Hairston Lake			170		170				170
Spring Chase		123		257	380				380
Spring Chase II		12		69	81				81
Spring Terrace		10		0	10				10
White Oak		0		16	16				16
Park at Briarcliff		203		814	1,017				1,017
Scattered Site		28			28				28
<b>Units Sponsored by HADC</b>									
Antioch Manor (Phase 1)			30		30				30
Rosalyn House			28		28				28
Friendly Heights			25		25				25
Decatur Christian			25		25				25
Lakes at Indian Creek			25		25				25
Tax Exempt Bond Program: 49 properties		3,019		8,731	11,750				11,750
<b>Homeownership</b>									
Lynwood Park						6		6	6
Sugar Mill Creek						33	134	167	167
<b>Housing Choice Voucher</b>									
			5,300		5,300				5,300
<b>TOTAL</b>	<b>200</b>	<b>3,395</b>	<b>5,603</b>	<b>9,887</b>	<b>19,085</b>	<b>39</b>	<b>134</b>	<b>173</b>	<b>19,258</b>

**Request for Additional Rental Assistance:** When HUD releases a NOFA making vouchers available to housing authorities to support housing choice vouchers, HADC will apply.

**C. Supportive Services for Non-Elderly Disabled Residents.**

HADC will continue to provide comparable social services for its residents through a referral system that partners resident needs with providers with resources and expertise to resolve and assist. HADC partners with a network of local community agencies that currently provide or have available supportive services to non-elderly residents both electing to remain or relocate to alternative housing. These partner agencies will continue to provide housing, counseling, medical assistance, transportation, vocation training and an array of other supportive services, upon request or referral at the same level currently provided this population. The level, quality and availability of services for the non-elderly resident population of HADC will not be adversely affected by the elderly designation.

In addition, HADC has a long list of community partners to which residents will be referred, upon request, including agencies that provide or can assist in locating housing for disabled persons or families. See Attachment C.

**ATTACHMENT A: ALTERNATIVE HOUSING RESOURCES:  
HADC OWNED, OPERATED AND/OR SPONSORED**

HADC Sponsored Affordable Housing: Bond Properties						Bedroom S				
	Total # of Units	Phone Number	Address	Address 2	City, State, Zip	Studios	1	TC	2	TC
Alexander @ Stonecrest	262	770-482-7759	100 Leslie Oaks Drive		Lithonia, GA 30058		94	70	112	70
Arbor Hills (Wood Hills)	500	404-633-8258	2696 North Druid Hills Rd.		Atlanta, GA 30329		244	0	202	0
Avondale Station (Twin Oaks)	212	404-373-1643	703 Twin Oaks Drive	Apartment #2	Decatur, GA 30030		32		180	0
Brittany Apartments	216	404-288-4646	3246 Covington Dr.		Decatur, GA 30032		108	0	108	0
Bryton Hill	208	404-633-1871	2527 Skyland Drive		Atlanta, GA 30319		54	54	154	154
Cameron Brook (Wood Brook)	440	770-448-6243	4659 Dawson Blvd.		Doraville, GA 30340		208	0	186	0
Castaways Apartments	209	478-929-2761	501 Leisure Lake Drive		Warner Robins, GA 31088		161	0	46	0
Chapel Run Apartments	171	770-808-5777	4522 Snapfinger Woods Dr	Apt 6124	Decatur, GA 30035		36	36	89	89
Chestnut Creek	128	770-455-4470	3374 Aztec Rd		Doraville, GA 30340		0	0	120	120
Chimney Trace	144	770-469-0663	490 Stone Mountain Lithonia Rd.		Stone Mountain, GA 30088		28	0	68	0
Conservatory @ Druid Hills - Phase I	132	404-633-0373	3440 N. Druid Hills Rd.		Decatur, GA 30033		70	0	62	0
Conservatory @ Druid Hills - Phase II	346	404-633-0373	3419 N. Druid Hills Rd.		Decatur, GA 30033	20	154	0	172	0
Friendly Hills	179	770-987-5504	10 Friendly Hills Drive		Decatur, GA 30035		13	13	91	29
Greens @ Stonecreek	85	770-484-9401	100 Deer Creek Circle		Lithonia, GA 30038		0	0	28	17
Highlands @ East Atlanta	250	404-787-7412	2051 Flat Shoal Rd		Atlanta, GA 30316		0	0	180	180
Lake Tree (Stone Mill Run)	275	770-469-1446	1313 Stone Mill Way		Stone Mountain, GA 30083		34	0	160	0
Lakepoint	360	404-292-2888	1038 South Hairston Rd		Stone Mountain, GA 30088		120	0	177	0
Longleaf Apartments	76	770-962-0433	775 Longleaf Drive		Lawrenceville, GA 30045		72	0	4	0
Cedar Creek West /Maple Glen (Haystack)	164	404-292-1931	3117 Cedar Brook Drive		Decatur, GA 30033		12	12	46	46
Orchard Walk	204	404-243-8585	3800 Flat Shoals Parkway		Decatur, GA 30034		128	102	76	61
Chatworths / North Hill	410	770-452-0212	4700 North Hill Parkway		Atlanta, GA 30341		162	0	208	0
Post Ashford	222	770-452-7040	3716 Ashford Dunwoody Rd.		Atlanta, GA 30319	20	114	0	88	0
Retreat @ Madison Place	160	(404) 289-8393			Decatur, GA 30030		40	40	120	120
Robins Landing	304	404-289-7797	3529 Robins Landing Way		Decatur, GA 30032		40	0	224	0
Snapwoods Apartments	56	770-987-2775	4521 Snapfinger Woods Drive		Decatur, GA 30035		56	0	0	0
Stonebridge (Summerview)	240	770-469-2058	1173 N. Hairston Rd.		Stone Mountain, GA 30083		0	0	240	0
The Crossings (DeKalb Crossing)	200	770-593-9573	6256 Hillandale Dr.		Lithonia, GA 30058		48	0	120	0
The Forest @ Columbia	161	404-289-9661	2505 Columbia Drive - Office		Decatur, GA 30034		8	8	121	121
The Lakes @ Indian Creek	603	404-296-6442	751 North Indian Creek Drive		Clarkston, GA 30021		156	33	330	66
The Park at Briarcliff	1017	404-321-6717	1491 Druid Valley Dr.		Atlanta, GA 30329		442	0	546	0
The Village at Stone Mountain	722	770-498-8388	1900 Tree Mountain Parkway		Stone Mountain, GA 30083		290	0	432	0
Thornberry (Eagles Trace)	280	404-212-0310	2435 Aylesbury Loop		Decatur, GA 30034		144	144	64	64
Timber Trace	989	770-498-4281	1310 Wood Bend Drive		Stone Mountain, GA 30083		449	0	540	0
Valley Brook Crossing	170	404-299-9305	777 Valley Brook Crossing		Decatur, GA 30033		70	0	100	0
Villas of Friendly Heights	132	770-322-8700 / 770-808-8435	1300 Friendly Heights Boulevard		Decatur, GA 30035		30	30	78	70
Vineyards @ Flat Shoals - Arrow Creek	228		2125 Flat Shoals Rd		Atlanta, GA 30316		32	29	196	176
Wesley Club	257	404-284-4662	4103 Wesley Club Drive		Decatur, GA 30034		0	0	152	152
Winterscreek	202	770-449-6711	1600 Winterscreek Drive		Atlanta, GA 30360		120	0	82	0
Wood Terrace	476	770-449-7658	100 Wood Terrace Place		Doraville, GA 30340		298	0	108	0
Woodside Village (Mountain Grove Apts)	360	404-292-8595	3954 Memorial College Avenue		Clarkston, GA 30021		126	120	162	154
						<b>Total</b>	4193	691	6172	1689
								5.9%		14.4%
					<b>Total of Tax Credit Units</b>		3019			

**ATTACHMENT B: ALTERNATIVE HOUSING RESOURCES: HADC  
HOUSING CHOICE VOUCHER LANDLORDS**



# **ATTACHMENT C: SERVICE PROVIDER AGREEMENTS**

## **ATTACHMENT D: CONSULTATION**

**Public Consultation: Copy of Advertisement**

**Resident Consultation: Copy of Minutes from July 9, 2007 RAD Meeting  
Copy of Presentation from July 24, 2007 JFE  
Resident Meeting  
Copy of Minutes from September 10, 2007 RAD  
Meeting**

1. Memorandum of Understanding for Special Needs Services: Georgia Rehabilitation Outreach
2. Memorandum of Agreement: Saint Joseph Health System

# JOHNSON FERRY EAST REVITALIZATION PLAN



## HOUSING AUTHORITY OF DEKALB COUNTY



Amended January 30, 2008

# PROJECT NARRATIVE

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## GENERAL

The Housing Authority of DeKalb County (HADC), through its strategic planning initiatives, conducted a detailed portfolio analysis of its current Public Housing stock. This analysis consisted of both a physical and financial needs assessment to determine the long term continued viability of the properties based on the new Asset Management Strategies set forth by the U.S. Department of Housing and Urban Development. As a result of this analysis, it was determined that the Johnson Ferry East Public Housing Community was no longer viable and unable to meet the needs of its current residents or the anticipated future needs of the low and moderate income residents of DeKalb County.

HADC originally commenced preliminary planning to develop a housing replacement strategy for Johnson Ferry in 2002. At that time, the initial thought was to provide one for one replacement on 50% of the site utilizing sales proceeds along with Capital Funds and Replacement Housing funds. Since the original planning, an organizational restructure, including the separation of what was a combined City and County PHA, has occurred. Current leadership supports HUD's fundamental development concepts of Mixed Income Communities. Thus, the revitalization strategies outlined in this plan are reflective and consistent with HUD's Mixed Financing guidelines.

## PRE-DEVELOPMENT ACTIVITIES

In preparation for the redevelopment efforts at Johnson Ferry East, the Housing Authority undertook a series of predevelopment activities as described below.

- ? **Agency Plan** — The Johnson Ferry Redevelopment project was clearly outlined and detailed in both the annual plan as well as the new five year plan. A summary of the proposed demolition and replacement housing was described in the plan. As planning continues to finalize the details of the redevelopment efforts, the Agency Plan will be reviewed to assure continued consistency and revisions made, if needed.
- ? **Developer Selection**-- The Authority prepared and issued a Request for Qualifications (RFQ) in December 2004 with responses due in January 2005. The appointed evaluation committee conducted significant due diligence including site visits of similar projects developed and owned by the respondents and formal interviews with all members of the proposed development teams. The results along with the corresponding recommendations of the evaluation committee were presented to the HADC Board of Commissioners in February and the Development Team was approved.
- ? **Resident Participation** — The Authority has conducted continuous meetings with all residents at Johnson Ferry and created a Resident Advisory Board which previously did

not exist at HADC. Preliminary meetings with residents described the need to demolish the current units at Johnson Ferry based on age and obsolescence. Ongoing meetings were held in Russian, Korean and Spanish to meet the diverse cultural needs of the residents and provided details of relocation requirements including the issuance of the General Information Notice (GIN). A resident committee was formed to participate in the site visits conducted as part of the due diligence efforts for selection of the Master Developer. As planning efforts commenced, resident forums and design charrettes were held at Johnson Ferry to continue involvement of the residents.

- ? Community Stakeholders — The predevelopment activities have also included the development and implementation of a community stakeholder participation process. HADC has met with County officials, impacted City officials and representatives from the School District, to secure support of the proposed redevelopment efforts, A series of meetings was also coordinated with surrounding neighborhood organizations. These meetings included the solicitation of feedback and input into the proposed overall development plans including unit types and mix. Local community representatives were also involved in the planning of relocation efforts for current residents.

## RELOCATION

A HUD RELOCATION TEMPLATE was prepared which identifies all relocation needs and services to be provided to residents. The relocation will take place in three Phases.

- ✍ Phase I will consist of off site relocation for all non-elderly households and on-site transfers of elderly households in units west of Durden Drive. It will also include off-site transfers of 44 non-elderly households east of Durden Drive to provide on-site units to elderly households west of Durden Drive. Phase I relocation is anticipated to commence in November 2005 and be completed by April 2006.
- ✍ Phase II of the relocation of residents in the area adjacent to Johnson Ferry Road. Phase 2 area is 18 buildings with 190 units. Non-elderly residents will be relocated off-site using Section 8 Housing Choice Vouchers. Elderly residents (62 years and older) will be relocated into the Ashford Parkside community. Relocation will begin in July 2007 and be completed by January 2008.
- ✍ Phase III is the area of JFE along Durden Drive. The Phase 3 area is 12 buildings with 132 units. Relocation of households is estimated to commence in the spring of 2009 and be completed in summer of 2009.

We estimate a total of 493 affected resident households at the time of approval of the demolition plan. A total of 238 households will be permanently relocated off site. The remaining 260 households will meet the elderly only definition and remain on site until such time that the replacement housing units are constructed and have an opportunity to move directly into the newly developed elderly only units.

The General Information Notice (GIN) was issued on July 23, 2005 in English, Russian, Korean

and Spanish to all residents. Relocation needs survey and home visits commenced in late October 2005 to identify detailed relocation needs for each affected household. The Authority intends to apply for relocation vouchers immediately upon approval of the demolition application. However, the Authority has identified Housing Choice Voucher budget authority that will permit the commencement of relocation activities prior to receipt of a new allocation of vouchers.

## DEMOLITION

### HADC Initial Submission to SAC

On June 3, 2005, HADC submitted a demolition/disposition application to the HUD SAC. On November 12, 2005 the HUD SAC approved the complete demolition of Johnson Ferry East GA237004 consisting of 59 residential buildings containing 498 row house units.

### HADC Revised Submission to SAC

On June 20, 2006, HADC requested that the HUD SAC allow modification of the initial approval to allow the demolition of the 498 units to occur in two phases. HUD SAC concurred with the request by letter dated August 10, 2006 and approved in Phase I the partial demolition of 176 row house units and the partial disposition of 29.3 acres of vacant land to Ashford Parkside, LP via a long term ground lease for 99 years at \$1.00 per year. HUD approved HADC and its development partner (Ashford Developers, LLC) to redevelop 284 housing units on 21.84 acres and 7.46 acres of land that would be dedicated to the County to build a park and provide for public roads subject to HUD mixed finance closing approvals.

### HUD Approval 08/10/06

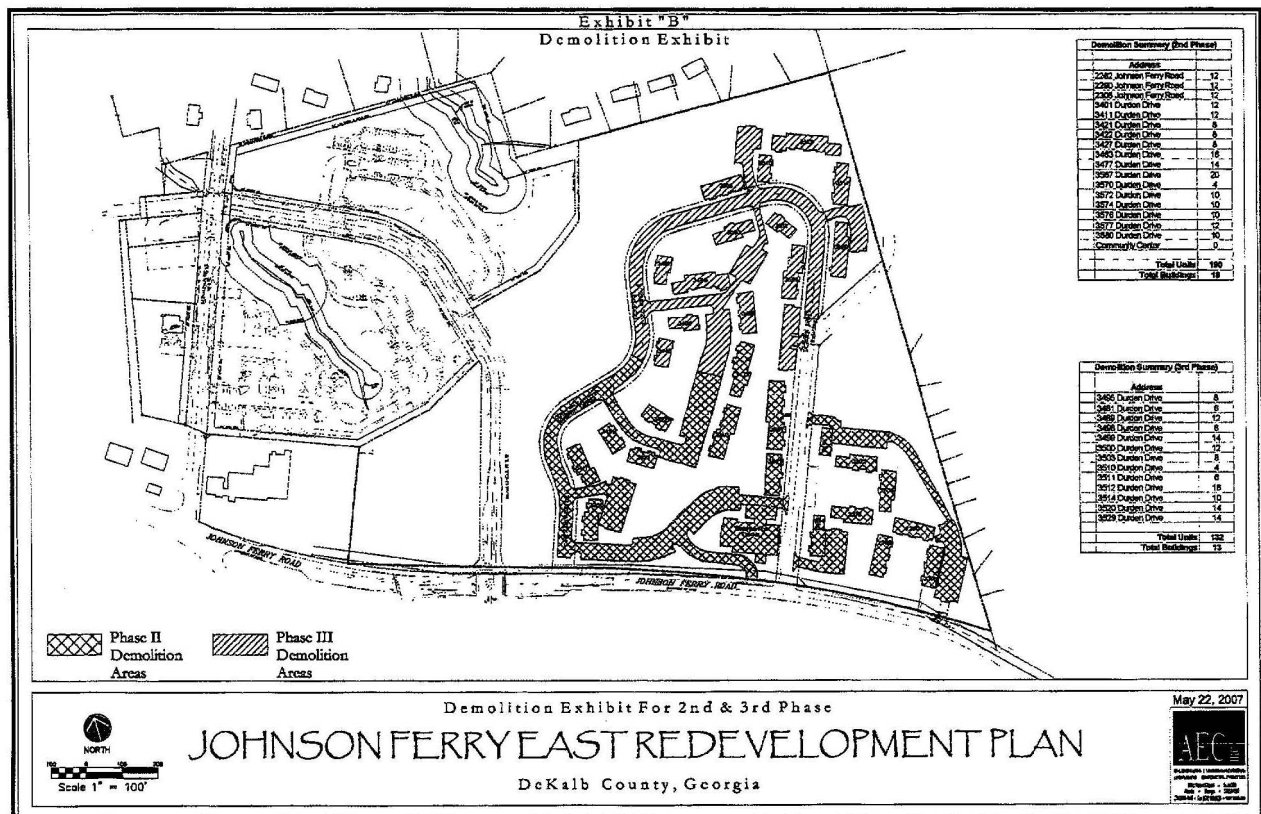
<b>Development Name: Johnson Ferry East (Phase 1) Partial Demolition/Disposition</b>			
<b>Development Number: GA237004</b>			
Units: 284		Acres: 29.3	
Total Units to be Redeveloped: 284	Low-Income Less than 80% of AMI		
	ACC	Non-ACC	Market Rate
Rental	53	185	28
For Sale	18	0	0
Acquiring Entity	Ashford Parkside, LP		
Method of Sale	Long-Term Ground Lease – 99 years		
Sale Price or Lease Price	\$1.00 per year		
Purpose	Development of Mixed Income/Mixed Use Housing		
7.46 Acres of Land	Dedicated to the County (Park) 3.39 Acres		
	Dedicated to the County (Roads) 4.07 Acres		

HUD SAC approval letter advised that all other conditions as stipulated in the original November 12, 2005 approval remained the same.

Demolition will be completed in three phases to coincide with the relocation plans described above.

- ✍ Phase I of the demolition will commence in April 2005 and be completed by July 2005.
- ✍ Phase II of the demolition will include all buildings and units along Johnson Ferry and is anticipated to occur in January 2008 after all residents from Phase 2 Relocation have been relocated to the newly developed units in Phase I of the development plan described below, Ashford Parkside.
- ✍ Phase 3 demolition is planned to commence in the summer of 2009 following the relocation of residents into the Ashford Landing development.

### Approval of Demolition Modification Request



HADC requested HUD's approval to demolish the remaining 322 units into two phases, thereby creating an overall demolition plan that consists of a total of three phases of demolition. Phase 1 of the demolition (176 units) has been completed. The proposed Phase 2 demolition area is 18 buildings with 190 units and the Phase 3 demolition area is 12 buildings with 132 units. HUD approved HADC's request to modify to allow for three phases of demolition. HADC should continue to review the demolition activity with the Field Office. HUD reminds HADC of its responsibility to enter the required data in the Project Information Characteristics (PIC) system related to the demolition requirements.

**Disposition Modification Approval #1 - Ashford Parkside (Phase 1), Ashford Landing (Phase 2), Central Park and Public right-of-way (roads).**

HADC requested that HUD modify the original Disposition Approval of the first phases of development with its submission on June 20, 2006. The chart below reflects the accurate land areas, ground lease terms, and unit counts for the disposition. HUD approves this modification to the original disposition. The closing for Ashford Parkside was approved by HUD in a mixed finance closing on September 27, 2006. The closing for Ashford Landing, Phase 2, has not yet occurred. HADC shall not enter into any disposition agreement and or long term lease on Ashford Landing without HUD's approval of the HADC's submission of documents for a mixed-finance transaction in accordance with 24 CFR, Part 941, Subpart F. All documents related to Subpart F must be reviewed and approved by HUD prior to any formal disposition. If the Ashford Landing, L.P. fails to develop the land as outlined in the application, the lease shall terminate.

**Approved Disposition Modification**

<b>Development Name: Johnson Ferry East (Phases 1 and 2) Partial Demolition/Disposition</b>			
<b>Development Number: GA237004</b>			
Units: 268		Acres: 25.51 Total	
Total Units to be Redeveloped: 268	Low-Income Less than 80% of AMI		
	ACC	Non-ACC	Market Rate
Rental	66	184	18
For Sale	0	0	0
Acquiring Entity	Ashford Parkside, L.P. Phase 1 Ashford Landing, L.P. Phase 2		
Method of Conveyance	Long-Term Ground Lease – 99 years		
Sale Price or Lease Price	\$1.00 per year		
Purpose	Development of Mixed Income Elderly Housing		
Disposition	Dedicated to Mixed Income Elderly Housing 16.25 Acres		
	Dedicated to the County (Park) 2.85 Acres		
	Dedicated to the County (Roads) 6.41 Acres		

**Disposition Modification Approval #2 – Marketside Villas (Phase 3)**

HUD approves the disposition by long term ground lease of 6.81 acres to Limited Partnership entity with HADC and the Developer as co-general partners for the development of Marketside Villas (Phase 3). This community will be a mixed income senior community of 170 units with 10,000 square foot of retail and office space designed to serve the needs of the aging population that will reside throughout the site, including for the benefit of residents who live in Ashford Parkside (Phase 1) and Ashford Landing (Phase 2). However, HADC shall not enter into any disposition agreement and or long term lease on Marketside Villas without HUD's approval of the HADC's submission of documents for a mixed-finance transaction in accordance with 24 CFR, Part 941, Subpart F. All documents related to Subpart F must be reviewed and



approved by HUD prior to any formal disposition. If the related HADC and Developer Entity fail to develop the land as outlined in the application, the lease shall terminate.

**Approved Disposition of Leased Property**

<b>Development Name: Johnson Ferry East (Phase 3) Partial Demolition/Disposition</b>			
<b>Development Number: GA237004</b>			
Units: 170		Acres: 6.81 Total	
Total Units to be Redeveloped: 170	Low-Income Less than 80% of AMI		
	ACC	Non-ACC	Market Rate
Rental	17	17	136
For Sale	0	0	0
Acquiring Entity	Related HADC and Developer Entity		
Method of Conveyance	Long-Term Ground Lease – 99 years		
Sale Price or Lease Price	\$1.00 per year		
Purpose	Development of Mixed Income Elderly Housing		

**Disposition Modification Approval #3 – For Sale Portions of Johnson Ferry East**

HUD approves the sale of a portion of Johnson Ferry East (defined in the table below) in fee simple title to Ashford Developers, or its designated affiliate(s), at fair market value, determined by appraisal. In accordance with the Housing Act of 1937 proceeds of the disposition will be used for low income housing purposes.

**Approved Sale of Property**

<b>Development Name: Johnson Ferry East Partial Demolition/Disposition</b>			
<b>Development Number: GA237004</b>			
Units: 390		Acres: 22.38	
Total Units to be Redeveloped: 390	Low-Income Less than 80% of AMI		
	ACC	Non-ACC	Market Rate
Rental	0	0	0
For Sale	0	0	390
Acquiring Entity	Ashford Developers, LLC		
Method of Sale	At Fair Market Value		
Sale Price or Lease Price	\$560,000* per Acre, \$12,532,800 Total * Property value escalates at .4165% per month from December 11, 2006 to the date of actual sale up to a maximum of 10% as described in the option agreement		
Purpose	Market Rate Housing and Commercial/Retail Development		

## DEVELOPMENT PLAN

The proposed development plan is in response to the needs of the current residents at Johnson Ferry East, the local Government officials and the overall input we have received to date from the Community Stakeholders. Despite the fact that original Johnson Ferry was never officially designated as elderly only housing, over fifty percent of current residents are elderly one or two person households. As a result, the new development will be geared to meet the unique and challenging needs of these residents. The proposed Master Site Plan is attached to this section of the Revitalization Plan. Current plans include the development of elderly-only units that will accommodate all existing elderly households on site; a small number of family townhomes to assist higher income family households in moving towards homeownership; and, market rate rental and for sale housing as well as commercial development to support a true mixed-income, mixed-use community reflective of the real estate market area surrounding the JFE site.

The site has immediate access to public transportation, retail development, supermarkets, the YMCA and medical facilities at Northside Hospital. The project site is approximately two miles south of the interchange of Ashford Dunwoody Road with 1-285 and approximately two miles southeast of the convergence of 1-285, Route 400, Johnson Ferry Road, Peachtree Dunwoody Road and Glenridge Drive. It is also located approximately three miles from the Clairmont Road interchange and 1-85. Additionally, the project site is surrounded by a mix of desirable uses such as stable, single-family residential development, Blackburn Park and retail.

Preliminary engineering of the Master Site Plan has been completed and the gross land area for the site is 56.55 acres. The estimated net land to be developed is approximately 47.29 acres. The balance of approximately 9.26 acres will consist of dedicated streets, wetlands, walking trails and a park. Due diligence has been completed and the site has been determined clear of any environmental concerns.

The chart below provides the estimate of land associated with each development Phase of the project:

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### Unit Distribution and Land per Phase

Phase	Name	Affordable Rentals			Affordable For Sale	Market Rate			ACRES
		ACC	LIHTC Only	PBRA		RENTAL	FOR SALE	TOTAL UNITS	
Phase I	Ashford Parkside Senior Housing	30	10	94	0	17	0	151	9.64
Phase II	Ashford Landing Senior Housing	36	5	51	0	25	0	117	6.61
Phase III	Marketside Villas Senior Housing	17	17	0	0	136	0	170	6.81
Phase IV (A+B=18)	Parkside Townhomes A	0	0	0	12	0	0	12	1.15
	Parkside Townhomes B	0	0	0	6	0	0	6	0.7
Phase V	V (A) – Mixed Use - Apartments	0	0	0	0	0	208	208	3.49
	V (B) - Mixed Use - 52 Townhomes with 75,000 SqFt. Retail				0		52	52	8.01
Phase VI	Market Rate Townhomes and Homes	0	0	0	0	0	130	130	10.88
Central Park									2.85
ROW, Streets, and Roads									6.41
Total All Land									56.55
Total All Units		83	32	169	18	154	390	846	

The Master Site Plan divides the site into six development phases. The primary entrance to the site will be a boulevard off Johnson Ferry Road, bordered on both sides by retail and restaurant space following a similar path of the current Durden Drive and Blair Circle. To the west of Durden Drive, the first two phases will be developed to accommodate the relocation of all remaining residents on site as described above. Both of these Phases are mixed income rental elderly only housing. In addition to these Phases, the west side of Durden Drive will contain for-sale townhomes for families.

The east side of Durden Drive will contain a third Phase of elderly only mixed income rental housing and market rate for sale condominiums, townhomes and single family homes. The overall development program will consist of a total of 846 residential housing units, of which 302 will be affordable and 544 will be market rate. In addition to the residential units, we estimate 10,000 square feet of retail and office space in Phase III and 75,000 square feet of retail and restaurant space in Phase V (B).

The Authority will sell the land attributable to the for-sale and commercial development at appraised market value. Proceeds from the sale of this land will be used to support the affordable components of the project. Additional details of the development plan are described in each Phase of the project under the corresponding tabs in this Revitalization Plan.



## PHASING SUMMARY

As stated above, the project will be completed under six distinct development phases:

- ? Ashford Parkside, Phase I, will consist of 151 Elderly Only Mixed Income Rental Units in two buildings, financed with 9% Low Income Housing Tax Credits, received in September 2005. Construction is anticipated to commence in July 2006 and be completed by December 2007. Amenities will include community space, beauty shop, fitness center, activity rooms, and outdoor garden. (See “A” above.)
- ? Ashford Landing, Phase II, will consist of 117 Elderly Only Mixed Income Rental Units in one building, financed with 9% Low Income Housing Tax Credits received in September 2007. Amenities in this Phase and the amenities in Phase I will be developed to complement each other and to be shared by residents in all buildings.

(See “B above.)

- ? Marketside Villas, Phase III, will consist of 170 Elderly Only Mixed Income Rental units in one building, financed with 4% Low Income Housing Tax Credits and Tax Exempt Bonds. The anticipated schedule for this phase is to commence in 2008. This Phase will also contain approximately 10,000 square feet of retail and office to provide services for the elderly residents at the newly developed site. (See “H” above.)
- ? Parkside Townhomes, Phase IV, will consist of 18 ACC homeownership units under a lease to purchase program to provide homeownership opportunities for higher income existing households to return to the site. (Adjacent to “B” above.)
- ? Phase V has two components. Mixed Use Apartments, Phase V (A), will consist of 208 market rate apartments. (See “F” above.) Mixed Used Townhomes and Retail, Phase V (B), will consist of 52 townhomes and an estimated 75,000 square feet of retail/commercial space. The anticipated schedule for this phase is commencement in mid year 2008 with completion in 2010. (See “G” above.)
- ? Market Rate Homes and Townhomes, Phase VI, will consist of 130 market rate for sale townhomes, condominiums, and market rate single family homes. This phase is anticipated to begin development in late 2009 and be completed in late 2011. (See “E” above.)

In addition to the residential housing units and the retail and restaurant space described above, the site will contain outdoor amenities including walking and bike trails that will tie into the Path program that currently exists in this area of DeKalb County. A large passive park comprising approximately 2.85 acres (See “D” above) will also be developed on the site and dedicated to the DeKalb County Parks and Recreation Department. This park will be maintained and used in conjunction with the active park immediately adjacent to the site on the north end of the property. A detailed narrative of each Phase is attached in subsequent sections of this submission.

## **MASTER DEVELOPER**

The Housing Authority procured a Master Developer for this project in accordance with required procurement regulations as described above under the predevelopment activities. The Master Developer is Ashford Developers, LLC, a partnership of the Norsouth Companies and The Collaborative Firm. The Norsouth Companies is a long time affordable housing developer in the southeast with extensive experience in the development and management of Low Income Housing Tax Credit properties in the State of Georgia. The Collaborative Firm is a local firm specializing in planning, zoning and community involvement and participation.

Together, these two firms contain all the necessary skills and experience to maximize leverage of private funding to appropriately finance the project while minimizing HADC capital

contributions and to assure that the project is completed in accordance with the timelines set forth in the development schedule.

Ashford Developers, LLC will partner with Madison Retail, LLC, a strong commercial developer with a long term presence in the Atlanta metropolitan area and with The Housing Group, a proven market rate homebuilder.

## **FINANCING**

A detailed sources and uses budget is included under each Phase of this submission. As described above, financing will include both 9% and 4% Low Income Housing Tax Credits; tax exempt bond financing; private mortgage financing; and, capital contributions from HADC for the ACC replacement units. HADC proposes to utilize Johnson Ferry operating reserves, Capital Funds, Replacement Housing Factor Funds, and proceeds from the sale of the land to be dedicated to the market rate components of the site.

The current appraisal values the land at \$560,000 per acre resulting in estimated program income of \$12,532,800 with adjustments of 0.4165% per month from December 11, 2006 to a maximum of 10%. As noted on the overall sources and uses statements, approximately \$4 million of this will be used towards the capital contribution for the units. The balance of the program income will be used for the development of other low income housing throughout DeKalb County.

Total development costs (TDC) and Housing Construction Costs analysis are included with each Phase as well as a total program TDC and HCC analysis in the total program budget. We have also included the Development Cost Budget/Cost Statement, HUD 52484 for all HADC costs to be attributed to 1499 expenses under the Capital Fund Program.

## **DEVELOPMENT SCHEDULE**

A detailed development schedule is provided in the Revitalization Plan and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.





# ASHFORD PARKSIDE

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## GENERAL

Ashford Parkside is the future site of what constitutes Phase I of the Johnson Ferry East Public Housing Redevelopment Program. This Phase is located on the west end of the Master site on 9.64 acres of land. The newly developed site will consist of two buildings with shared amenities. This phase is a mixed income rental community containing 151 total units to be designated as elderly only housing.

## SITE PLANS

Attached is the anticipated site plan for Ashford Parkside indicating the layout of the two buildings and the acreage for the site related to this Phase of the project. Also attached are aerial photographs of the new buildings on the site.

## UNIT MIX

The following chart summarizes the proposed unit mix for Ashford Parkside.

Ashford Parkside – Phase I				
Unit Type	Market Rate	ACC/LIHTC	LIHTC	PBRA/LIHTC
Elderly Only Rental	17	30	10	94

## FINANCING STRATEGY

Ashford Parkside will be financed with 9% Low Income Housing Tax Credits. An application for this Phase was submitted in May 2005 and an allocation was awarded by the Georgia Department of Community Affairs (DCA) in October 2005. In addition to the LIHTC equity, this phase will be financed with private mortgage funds and capital contributions from the HADC Capital Fund Program. HADC will serve as the general partner and the developer will provide all required financial guarantees. A long term ground lease will be executed between HADC and the owner entity for 99 years. A detailed budget is attached in the section of the Amended Revitalization Plan titled "Budget".

## DEVELOPMENT SCHEDULE

As stated, tax credits have already been received for this Phase and the required tax credit deadlines must be met to preserve the credits and maximize the equity contribution. A detailed development schedule is provided in the tab labeled "Schedule" and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.





Ashford Parkside consists of two major buildings shown as “A” below. Two market rate units (employee units) are located across Donaldson Avenue.



# ASHFORD LANDING

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## GENERAL

Ashford Landing is the future site of what constitutes Phase II of the Johnson Ferry East Public Housing Redevelopment Program. This Phase is located on the west end of the Master site north of Blair Circle on 6.61 acres of land. The newly developed site will consist of a single building and is a mixed income rental community containing 117 total units to be designated as elderly only housing. This phase is located across Blair Circle and will be managed jointly with Phase I of the project, providing complimentary amenities to be shared between both Phases.

## SITE PLANS

HADC has attached is the anticipated site plan for Ashford Landing indicating the layout of the building and the acreage for the site related to this Phase of the project. Also attached are conceptual elevations for the new building to be placed on the site.

## UNIT

The following chart summarizes the proposed unit mix for Ashford Landing.

Ashford Landing – Phase II				
Unit Type	Market Rate	ACC/LIHTC	LIHTC	PBRA/LIHTC
Elderly Only Rental	25	36	5	51

## FINANCING STRATEGY

Ashford Landing will be financed with 9% Low Income Housing Tax Credits. Credits were approved by the Georgia DCA in September 2007.

HADC will serve as the general partner and the developer will provide all required financial guarantees. A long term ground lease will be executed between HADC and the owner entity for 99 years. A detailed F-I is attached in this section of the submission providing the estimated amounts for all sources and uses to develop Ashford Landing. A detailed budget is attached in the section of the Amended Revitalization Plan titled "Budget".

## DEVELOPMENT SCHEDULE

A detailed development schedule is provided in the tab labeled "Schedule" and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.

Ashford Landing is denoted by building marked "B" below.





# MARKETSIDE VILLAS

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## GENERAL

Marketside Villas is the future site of what constitutes Phase III of the Johnson Ferry East Public Housing Redevelopment Program. This Phase is located on the east end of the Master Site on approximately 6.81 acres of land. The newly developed site will consist of a single building and is a mixed income rental community containing 170 total units to be designated as elderly only housing. This phase will also include approximately 10,000 square feet of retail and office space to serve the needs of the aging population that will reside throughout the site, including Phase I and II residents.

## SITE PLANS

Attached is the anticipated site plan for Marketside Villas indicating the layout of the building and the acreage for the Site related to this Phase of the project. Also attached are conceptual elevations for the new building to be placed on the site

## UNIT MIX

The following chart summarizes the proposed unit mix for Marketside Villas.

<b>Marketside Villas - Phase III</b>			
<b>Unit Type</b>	<b>Market Rate</b>	<b>ACC/LIHTC</b>	<b>LIHTC</b>
<b>Elderly Only Rental</b>	<b>136</b>	<b>17</b>	<b>17</b>

## FINANCING STRATEGY

Marketside Villas will be financed with tax-exempt bonds and Low Income Housing Tax Credits and HADC will serve as the general partner and the developer will provide all required financial guarantees. A long term ground lease will be executed between HADC and the owner entity for 99 years. A detailed F-1 is attached in this section of the submission providing the estimated amounts for all preliminary sources and uses to develop Marketside Villas. A detailed budget is attached in the section of the Amended Revitalization Plan titled "Budget".

## DEVELOPMENT SCHEDULE

A detailed development schedule is provided in the tab labeled "Schedule" and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.

Marketside Villas are denoted by the letter “H” below.



# PARKSIDE TOWNHOMES

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## GENERAL

Phase IV of the Johnson Ferry East Public Housing Redevelopment Program is Parkside Townhomes. This Phase is located on the far west end of the Master site on two separate parcels constituting 1.85 acres of land. The newly developed site will consist of 18 townhomes affordable homes available to persons at or below 80% of AMI. This Phase is intended to meet the needs of several higher income Johnson Ferry households that are currently paying ceiling rents and are in a position to become homeowners in the future.

## SITE PLANS

Attached is the anticipated site plan for Parkside Townhomes indicating the layout of the buildings and the acreage for the site related to this Phase of the project.

## UNIT MIX

The following chart summarizes the proposed unit mix for Parkside Townhomes.

<b>Parkside Townhomes – Phase IV</b>			
<b>Unit Type</b>	<b>Market Rate</b>	<b>Affordable</b>	<b>Lease/Purchase</b>
<b>Townhome</b>	<b>0</b>	<b>0</b>	<b>18</b>

## FINANCING STRATEGY

Parkside Townhomes are 100% ACC units. This phase will be fully financed by the Housing Authority. We anticipate the use of replacement housing funds if timing of receipt of funds meets the proposed development schedule. Otherwise, the Authority will commit sales proceeds from the land in the market rate component of the project. A detailed budget is attached in the section of the Amended Revitalization Plan titled “Budget”.

## DEVELOPMENT SCHEDULE

A detailed development schedule is provided in the tab labeled “Schedule” and summarizes the key development milestones and HUD’s checkpoints for mixed finance proposals.

Parkside Townhomes are planned for implementation adjacent to the Ashford Landing Building identified by the letter “C”.



# MIXED USED DEVELOPMENT

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## GENERAL

Phase V of the Johnson Ferry Redevelopment Project will be a mixed use component consisting of both commercial and retail space and for sale residential housing. This Phase will serve as the anchor and main entrance to the overall site. It is located in the middle of the site off Johnson Ferry Road and will include a boulevard with landscaped islands bordered by the retail and restaurant commercial space. In addition, it is anticipated that this Phase will include an estimated 260 market rate condominiums and townhomes on 11.50 acres.

## SITE PLANS

Attached are sample commercial and conceptual designs for the project.

## UNIT MIX

The following chart summarizes the proposed unit mix for Phase V of the Project.

<b>Mixed Use Retail Development – Phase V</b>			
	<b>Apartments</b>	<b>Commercial</b>	<b>Townhomes</b>
<b>Phase V (A)</b>	<b>208</b>		
<b>Phase V (B)</b>		<b>75,000 SqFt</b>	<b>52</b>

## FINANCING STRATEGY

The Mixed Use component of the project will be developed on land that HDC sells to the Master Developer for fair market value. The current appraisal values the land at \$560,000 per acre. The Master Developer has partnered with Madison Retail, LLC to develop this component of the project. Madison Retail, LLC is a market rate, experienced, mixed-use developer with successful similar projects in the same geographic area. A detailed budget is attached in the section of the Amended Revitalization Plan titled "Budget".

## DEVELOPMENT SCHEDULE

A detailed development schedule is provided in the tab labeled "Schedule" and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.



The buildings surrounding the letter "G" below denote the mixed use development. The building denoted by the letter "F" is the location of the 208 market rate units.



# SINGLE FAMILY

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## GENERAL

Phase VI of the Johnson Ferry Redevelopment Project will consist of 130 townhomes and single family homes located on 10.88 acres located in the northeast corner of the site. All units will be market rate for sale units.

## SITE PLANS

Attached are conceptual home designs envisioned for this Phase of the project.

## UNIT MIX

The following chart summarizes the proposed unit mix for Phase VI of the Project.

Single Family Program	
Unit Type	Market Rate
For-Sale	130

## FINANCING STRATEGY

The Single Family component of the project will be developed on land that HADC sells to the Master Developer for fair market value. The current appraisal presented the land at \$560,000 per acre. The Master Developer has partnered with The Housing Group to develop this component of the project. The Housing Group is an experienced homebuilder in the DeKalb County area specializing in high-end housing design and sales. A detailed budget is attached in the section of the Amended Revitalization Plan titled "Budget".

## DEVELOPMENT SCHEDULE

A detailed development schedule is provided in the tab labeled "Schedule" and summarizes the key development milestones and HUD's checkpoints for mixed finance proposals.

The residential units in the vicinity of the letter “E” below denote the locations of the homes.



# PROJECT SCHEDULE

Project schedules are provided in an overall format and by phase.

HOUSING AUTHORITY OF DEKALB COUNTY														
JOHNSON FERRY EAST DEVELOPMENT														
PROJECT SCHEDULE														
COMPLIANCE	PHASE I		PHASE II		PHASE III		PHASE IV		PHASE V-A		PHASE V-B		PHASE VI	
MLESTONE	Ashford Parkside		Ashford Landing		Marketside Villas		Parkside Townhomes		Market Rate Apts		Mixed Use Retail		Single Family	
	Start Planned	Finished Planned	Start Planned	Finished Planned	Start Planned	Finished Planned	Start Planned	Finished Planned	Start Planned	Finished Planned	Start Planned	Finished Planned	Start Planned	Finished Planned
1 Phase Start														
2 Developer Agreement Executed		04/19/06		04/19/06		04/19/06		04/19/06		04/19/06		04/19/06		04/19/06
3 ACCM/FACC Addendum Executed		09/27/06		03/27/08		06/26/08		02/17/09						
4 Closing (HUD)		09/27/06		03/27/08		08/26/08		02/17/09						
5 First Unit Available for Occupancy		11/01/07		05/01/09		09/01/09		05/05/10		08/08/09		08/10/09		04/04/11
6 Date of Full Availability (DOFA)		10/25/07		06/01/09		11/01/09		11/08/10		02/01/10				10/03/11
7 End of Initial Operating Period (EIOP)		03/31/08		09/01/09		03/31/10		12/31/10						
8 Relocation	09/01/07	01/01/08			09/01/07	01/01/08					09/01/07	01/01/08	05/02/09	06/30/09
9 Demolition/Remediation		12/22/06			01/21/08	06/21/08				12/22/06	02/01/08	06/01/08	04/02/09	10/02/09
10 Construction	09/26/06	10/25/07	04/01/08	05/24/09	07/01/08	08/28/09	04/02/09	05/04/10	06/13/08	08/07/09	08/01/08	08/07/09	11/02/09	04/01/11
11 Disposition	06/20/06	08/10/06	08/17/07	12/17/07	08/17/07	12/17/07	03/01/09			04/05/08		07/01/08		09/01/09
12 Environmental Clearance		08/11/05		08/11/05		08/11/05		08/11/05		08/11/05		08/11/05		08/11/05
13 Land Purchase Option Closing										04/30/08		06/27/08		10/01/09
14 Developer Early Start Agreement		12/01/05		12/01/05		12/01/05		12/01/05		12/01/05		12/01/05		12/01/05
15 Tax Credit Awards		09/15/05		09/11/07	05/01/08	09/15/08		09/12/08						
16 Mixed Finance Proposal		09/27/06	11/27/07	02/01/08	tbd	tbd	10/16/08	11/26/08						
17 Evidentiaries		09/27/06	02/04/08	03/13/08	tbd	tbd	12/01/08	01/30/09						

**HOUSING AUTHORITY OF DEKALB COUNTY**  
**JOHNSON FERRY EAST DEVELOPMENT**  
**ASHFORD PARKSIDE PHASE I**  
**PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE I</b>	
<b>MILESTONE</b>		<b>Ashford Parkside</b>	
		Start Planned	Finished Planned
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		09/27/06
4	Closing (HUD)		09/27/06
5	First Unit Available for Occupancy		11/01/07
6	Date of Full Availability (DOFA)		10/25/07
7	End of Initial Operating Period (EIOP)		03/31/08
8	Relocation	09/01/07	01/01/08
9	Demolition/Remediation		12/22/06
10	Construction	09/26/06	10/25/07
11	Disposition	06/20/06	08/10/06
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards		09/15/05
16	Mixed Finance Proposal		09/27/06
17	Evidentiaries		09/27/06

**HOUSING AUTHORITY OF DEKALB COUNTY**  
**JOHNSON FERRY EAST DEVELOPMENT**  
**ASHFORD LANDING PHASE II**  
**PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE II</b>	
<b>MILESTONE</b>		<b>Ashford Landing</b>	
		Start Planned	Finished Planned
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		03/27/08
4	Closing (HUD)		03/27/08
5	First Unit Available for Occupancy		05/01/09
6	Date of Full Availability (DOFA)		06/01/09
7	End of Initial Operating Period (EIOP)		09/01/09
8	Relocation		
9	Demolition/Remediation		
10	Construction	04/01/08	05/24/09
11	Disposition	08/17/07	12/17/07
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards		09/11/07
16	Mixed Finance Proposal	11/27/07	02/01/08
17	Evidentiaries	02/04/08	03/13/08

**HOUSING AUTHORITY OF DEKALB COUNTY**  
**JOHNSON FERRY EAST DEVELOPMENT**  
**MARKETSIDE VILLAS PHASE III**  
**PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE III</b>	
<b>MILESTONE</b>		<b>Marketside Villas</b>	
		<b>Start Planned</b>	<b>Finished Planned</b>
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		06/26/08
4	Closing (HUD)		08/26/08
5	First Unit Available for Occupancy		09/01/09
6	Date of Full Availability (DOFA)		11/01/09
7	End of Initial Operating Period (EIOP)		03/31/10
8	Relocation	09/01/07	01/01/08
9	Demolition/Remediation	01/21/08	06/21/08
10	Construction	07/01/08	08/28/09
11	Disposition	08/17/07	12/17/07
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards	05/01/08	09/15/08
16	Mixed Finance Proposal	tbd	tbd
17	Evidentiaries	tbd	tbd

**HOUSING AUTHORITY OF DEKALB COUNTY**  
**JOHNSON FERRY EAST DEVELOPMENT**  
**PARKSIDE TOWNHOMES PHASE IV**  
**PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE IV</b>	
<b>MILESTONE</b>		<b>Parkside Townhomes</b>	
		Start Planned	Finished Planned
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		02/17/09
4	Closing (HUD)		02/17/09
5	First Unit Available for Occupancy		05/05/10
6	Date of Full Availability (DOFA)		11/08/10
7	End of Initial Operating Period (EIOP)		12/31/10
8	Relocation		
9	Demolition/Remediation		
10	Construction	04/02/09	05/04/10
11	Disposition	03/01/09	
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		/
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards		09/12/08
16	Mixed Finance Proposal	10/16/08	11/26/08
17	Evidentiaries	12/01/08	01/30/09



**HOUSING AUTHORITY OF DEKALB COUNTY  
JOHNSON FERRY EAST DEVELOPMENT  
MARKET RATE APTS PHASE V-A  
PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE V-A</b>	
<b>MILESTONE</b>		<b>Market Rate Apts</b>	
		<b>Start Planned</b>	<b>Finished Planned</b>
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		
4	Closing (HUD)		
5	First Unit Available for Occupancy		08/08/09
6	Date of Full Availability (DOFA)		02/01/10
7	End of Initial Operating Period (EIOP)		
8	Relocation		
9	Demolition/Remediation		12/22/06
10	Construction	06/13/08	08/07/09
11	Disposition		04/05/08
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		04/30/08
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards		
16	Mixed Finance Proposal		
17	Evidentiaries		

**HOUSING AUTHORITY OF DEKALB COUNTY  
JOHNSON FERRY EAST DEVELOPMENT  
MIXED USE RETAIL PHASE V-B  
PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE V-B</b>	
<b>MILESTONE</b>		<b>Mixed Use Retail</b>	
		<b>Start Planned</b>	<b>Finished Planned</b>
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		
4	Closing (HUD)		
5	First Unit Available for Occupancy		08/10/09
6	Date of Full Availability (DOFA)		
7	End of Initial Operating Period (EIOP)		
8	Relocation	09/01/07	01/01/08
9	Demolition/Remediation	02/01/08	06/01/08
10	Construction	08/01/08	08/07/09
11	Disposition		07/01/08
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		06/27/08
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards		
16	Mixed Finance Proposal		
17	Evidentiaries		

**HOUSING AUTHORITY OF DEKALB COUNTY**  
**JOHNSON FERRY EAST DEVELOPMENT**  
**SINGLE FAMILY PHASE VI**  
**PROJECT SCHEDULE**

<b>COMPLIANCE</b>		<b>PHASE VI</b>	
<b>MILESTONE</b>		<b>Single Family</b>	
		Start Planned	Finished Planned
1	Phase Start		
2	Developer Agreement Executed		04/19/06
3	ACC/MF-ACC Addendum Executed		
4	Closing (HUD)	/	/
5	First Unit Available for Occupancy		04/04/11
6	Date of Full Availability (DOFA)		10/03/11
7	End of Initial Operating Period (EIOP)		/
8	Relocation	05/02/09	06/30/09
9	Demolition/Remediation	04/02/09	10/02/09
10	Construction	11/02/09	04/01/11
11	Disposition		09/01/09
12	Environmental Clearance		08/11/05
13	Land Purchase Option Closing		10/01/09
14	Developer Early Start Agreement		12/01/05
15	Tax Credit Awards	/	/
16	Mixed Finance Proposal	/	/
17	Evidentiaries	/	/

# BUDGET

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## GENERAL

The Housing Authority of DeKalb County will complete the Johnson Ferry Redevelopment project utilizing a variety of funding sources which include the following:

- ✍ Low Income Housing Tax Credits
- ✍ Private Mortgage Funds
- ✍ Public Housing Operating Funds
- ✍ Public Housing Capital Funds
- ✍ Public Housing Replacement Housing Factor Funds
- ✍ Program Income from proceeds of land to be sold
- ✍ Property tax abatement from DeKalb County
- ✍ Donated land from DeKalb County
- ✍ Waiver of fees including building permits and impact fees

The total project costs are projected to be \$ 72,430,276 with HADC contributing \$11,918,766 resulting in a leveraged finance ratio of 5.08. For every dollar of public investment, the project will match \$5.08 of private investment.

## PROJECT BUDGET

**F-1 Financial Schedule** -- Attached in this section of the revitalization plan is the F-I financial schedule for the entire project. An individual F-I is also included with each Phase tab. The overall F-I schedule summarized all funding for all phases of the project. All public funds, including HADC Capital Funds, are shown in the F-1's.

**TDC/HCC Analysis** - Also attached is the total development cost (TDC) and housing construction costs (HCC) analysis for the overall project. This analysis include all public funds to be used for the project including public housing operating funds, public housing capital funds and replacement housing funds.