

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Gainesville Housing Authority PHA Code: GA059 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 495 Number of HCV units: 0																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:40%;">Participating PHAs</th> <th rowspan="2" style="width:8%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:12%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:6%;">PH</th> <th style="width:6%;">HCV</th> </tr> </thead> <tbody> <tr><td>PHA 1:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>PHA 2:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>PHA 3:</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Note: Please see Attachment ga059a01 for information regarding Section 5.0 through 10.0																										
5.1	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 for the next five years: See page 3 of Attachment ga059a01.																										
5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See page 3 of Attachment ga059a01.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See pages 4-13 of Attachment ga059a01.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See page 14 of Attachment ga059a01.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See page 15 of Attachment ga059a01.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See page 15 of Attachment ga059a01.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See page 15 of Attachment ga059a01.																										

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>See page 15 of Attachment ga059a01.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See page 16 of Attachment ga059a01.</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See pages 17 - 18 of Attachment ga059a01.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See pages 19 - 21 of Attachment ga059a01.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

GAINESVILLE HOUSING AUTHORITY

FY2010-FY2014 FIVE-YEAR AGENCY PLAN AND FY2010 ANNUAL PLAN

SECTION 5.0 THROUGH 10.0

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5.0 Five-Year Plan

5.1 Mission Statement

To provide an affordable living environment, an improved quality of living, economic opportunities and fair housing to working poor families of Hall County while focusing on the preservation and development of the Authority's entire Housing Portfolio.

5.2 Goals and Objectives

The main goal over the next five years is to reposition the Authority's asset portfolio to be able to maintain and possibly increase the amount of affordable housing in the service area.

To achieve this goal, the Authority will analyze all possibilities including:

Demolition of units

Acquisition of land and/or housing

Conversion of units

Homeownership

Creation of a Section 8 Program

Construction of Elderly housing

The Authority will also explore the possibility of developing affordable housing in South Hall County where there is a current need.

Additional Goals:

Goal: Improve the quality of assisted housing

Objectives

Renovate or modernize public housing units

Continue staff training and evaluations to improve services to residents

Goal: Provide an improved living environment

Objective

Implement public housing security improvements

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Continue to follow HUD Regulations pertaining to the admissions and continued occupancy of public housing

6.0 PHA Plan Update

(a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

Based on comments from resident and staff meetings, the following changes are proposed:

- 1) **Expediting applicants from Family Treatment Courts** including DUI/Drug Courts and Mental Health Services since these families pose the greatest need and have the need to expedite admissions. This program represents approximately 10% of our admissions annually.
- 2) **Define Employment as working 20 hours per week for 1 year.**
- 3) Define Child Care Benefits deductions as not to exceed \$100/month per family.
- 4) For Community Service Exemption, define working as 20 hours per week.
- 5) Define Transfer Offers as maximum of 3 offers if 3 separate sites exists, acceptance by client within 48 hours.
- 6) New Applicants to accept offers of apartments within 48 hours.

- 7) Change Lease wording to ensure Rent is paid by the 5th calendar date, a change from 5 business days due to expanded use of Drop Box.
- 8) Add incentive Transfers for Good Rent Payers, Good Housekeeping and Compliance with Community Service Requirements.
- 9) Do not accept application during the months of Annual Recertification as posted.
- 10) Suspend Waiting List by Bedroom size automatically when Non-Preference categories achieve 25 applicant families.
- 11) We will evaluate incomes in PHA units at various sites to determine where extremely low and very low concentrations of families exists, and offer incentives for families of higher income, but yet below the 80th percentile of the AMI to increase working families in neighborhoods through admissions.
- 12) **Adding preference to youth in Foster Care System** who have aged out and are continuing education and job training through the DFACS Program.
- 13) **Adding preference to referrals of Victim of Domestic Violence** who have actively participated for 60 days in a residential Domestic Violence Shelter.
- 14) **Preference Categories of Foster Care Youth, Victims of Domestic Violence, Family Treatment Court Participants, Veteran Families and Victims of Natural Disasters (Federally Declared)** will be given a **10 point score preference** if all other factors are considered equal with other applicants on the waiting list.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The FY2010 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Gainesville Housing Authority's Main Office which is located at 750 Pearl Nix Parkway in Gainesville, Georgia.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

Public Housing

Eligibility

- (1) There are five (5) eligibility requirements for admission to the Gainesville Housing Authority's Public Housing Program:
 - (a) qualifies as a family,
 - (b) has an income within the income limits,
 - (c) meets citizenship/eligible immigrant criteria,
 - (d) provides required documentation including social security numbers, and
 - (e) signs consent authorization documents.
- (2) In addition to the eligibility criteria, families must also meet the Housing Authority's screening criteria in order to be admitted to public housing.

Selection

It shall be the policy of the PHA to attain, to the maximum extent feasible, a tenant body in each project that is composed of families with a broad range of incomes and to avoid concentrations of the most economically deprived families with serious social problems.

The PHA will not, on account of race, color, religion, sex, handicap, familial status, age or national origin, deny any family or individual the opportunity to apply for admission nor deny or hinder any eligible applicant the opportunity to make application, lease, or rent dwelling units suitable to its need in any development.

A central application pool (waiting list) will be maintained, filed first by unit size and by preference. Each application shall be identified by date and time of application.

Preferences

The Housing Authority will inform all applicants about available preferences and will give applicants an opportunity to show that they qualify for available preferences. The Housing Authority will select families based on the following preferences within each bedroom size category:

Youth in Foster Care System who have aged out and are continuing education and job training through the DFACS Program.

Victims of domestic violence who have actively participated for 60 days in a residential Domestic Violence Shelter.

Family Treatment Courts including DUI/Drug Courts and Mental health Services

Veterans and veteran's families

Victims of Federally Declared Natural Disasters

(All of the above preferences will receive a 10 point score preference)

Working families – employment is defined as working for an average of 20 or more hours per week for the last twelve months. Also includes working for an average of 40 or more hours per week in 9 out of the last 12 months.

Establishing and Maintaining the Waiting List

Opening and Closing the Waiting List

- (1) For any unit size or type, if the PHA's waiting list has sufficient applications to fill anticipated vacancies for the coming twelve (12) months, the PHA may elect to: (a) close the waiting list completely; (b) close the list during certain times of the year; or (c) restrict intake by preference, type of project, or by size and type of dwelling.

- (2) A decision to close the waiting list will consider the number of applications for each size and type of unit, the number of applicants who qualify for a preference, and the ability of the PHA to house applicants in 12 to 18 months. Decisions to close the waiting lists, restrict intake, or open waiting lists will be publicly announced.
- (3) When the waiting list is closed, the PHA will not maintain a list of individuals who wish to be notified when the waiting list is reopened.
- (4) The Authority will suspend receiving applications for bedroom sizes that have 25 non-preference applicant families. Applications will continue to be accepted from applicants who have a preference.

Updating the Wait List

- (5) At a minimum of once each year, the PHA will update the wait list by contacting all applicants in writing. If no response is received after one verbal and one written attempt, the PHA will withdraw the name of an applicant from the waiting list in accordance with the section entitled “Removing Applicant Names from the Wait List”.
- (6) At the time of initial intake, the PHA will advise families that they must notify the PHA when their circumstances, mailing address or phone numbers change.

Change in Preference Status While on the Wait List

- (7) Situations of some families who did not qualify for a local or ranking preference when they applied may change so they are qualified for a preference. The family should contact the PHA so their status may be updated. Applicants whose preference status changes while they are on the waiting list retain their original date and time of application, or application number, as applicable.
- (8) If the PHA determines that the family does now qualify for a preference, they will be moved up on the waiting list in accordance with the preference(s) and their date and time of application. They will then be informed in writing of how the change in status has affected their place on the waiting list.

Removing Applicant Names from the Waiting List

- (9) To ensure vacant units are filled in a timely manner, the PHA needs a waiting list that is accurate. While each applicant must keep the PHA apprised of changes in address, phone number, income or other circumstances, no applicant shall be removed from the waiting list except when one of the following situations occur:
- (a) The applicant receives and accepts an offer of housing;
 - (b) The applicant requests that his/her name be removed from the waiting list;
 - (c) The applicant is rejected, either because he/she is ineligible for public housing at the time of certification, or because he/she fails to meet the application selection criteria, or,
 - (d) The application is withdrawn because the PHA attempted to contact the applicant and was unable to do so. In attempting to contact an applicant, the following methods shall be undertaken before an application may be withdrawn:
 - (i) The applicant will be called and a letter sent by first class mail to the applicants' last know address, asking the applicant to contact the PHA either by returning the update postcard or in person, bringing proof of identity;
 - (ii) When five working days have elapsed from the date the PHA mails the letter, if there is no response from the applicant, the applicant will be considered to be withdrawn.
 - (iii) Persons who fail to respond to PHA attempts to contact them because of verified situations related to a disability shall be entitled to reasonable accommodation. In such circumstances, the PHA shall reinstate these individuals to their former waiting list position.
 - (iv) Families whose applications are withdrawn or rejected must reapply for housing when the waiting list is open. Families whose applications were withdrawn may not reapply for 12 months.

2. Financial Resources

The table below lists the Gainesville Housing Authority's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support public housing in Fiscal Year 2010.

Funding Source	Amount	Use
FY2010 PH Operating Fund	\$1,179,492	Operations
FY2010 Capital Fund Program	\$843,942	Modernization
FY2009 Capital Fund Program	\$837,494	Modernization
FY2008 Capital Fund Program	\$675,950	Modernization
Public Housing Dwelling Rent	\$1,126,684	Operations
Interest	\$31,090	Operations
Other Income	\$150,000	Operations
Total	\$4,844,652	

Note: The Capital Fund amounts for FY2009 and FY2008 are the unobligated amounts as of 3/31/2010.

3. Rent Determination

Public Housing

The total tenant payment for all families shall be the highest of the following amounts rounded to the nearest dollar:

30 percent of the family's monthly adjusted income;

10 percent of the family's monthly income;

The minimum rent of \$50.

The Authority also has a Flat Rent option for those families who are striving to become economically self-sufficient.

4. Operation and Management

The Authority employs a maintenance staff which provides general maintenance services at each development to help ensure each apartment is kept in good working order. If a resident needs an item repaired, they are asked to call the main office and place a work order. Once the work order is entered, a maintenance mechanic will go to the unit to repair the item. If the need for repair was not caused by the resident, the Authority does not charge the resident. If the resident caused the repair, then they are charged according to the Maintenance Charge List on file at the office.

The Authority also has a preventative maintenance schedule in which items such as filters for the HVAC systems are changed out on a regular basis.

The Authority also has a pest control plan in which each unit is sprayed once a month to help control pest infestation.

The Authority has many policies which management uses to operate the Agency on a daily basis. These policies are listed below:

- Admissions and Continued Occupancy Policy
- Pet Policy
- Grievance Policy
- Personnel Policy
- Maintenance Policy
- Procurement Policy
- Dwelling Lease
- Community Service Policy

5. Grievance Procedures

The Authority has adopted a Grievance Policy which outlines procedures that must be followed when a resident has a Grievance. This policy is included as an attachment to the Agency Plan (ga059h01).

6. Designated Housing for Elderly and Disabled Families

The Authority does not plan to designate any additional housing in the upcoming Fiscal Year for occupancy by elderly and/or disabled families.

7. Community Service and Self-Sufficiency

The Authority applied for and received a Neighborhood Networks Grant through the Resident Opportunities for Self-Sufficiency (ROSS) Program. The intention of the grant is to provide computer and internet access to public housing residents and offer a full-range of computer and job training services (youth, adult, senior). Provide transition from welfare to work, homework assistance and guidance for post secondary education.

The Authority has also implemented the Community Service Requirement for public housing residents.

8. Safety and Crime Prevention

There have been some crime and safety related issues at the Harrison Square and Atlanta Street properties. Over the past few months, there has been an increase in cars getting broken into in the parking lots. Unfortunately, there is a lack of police presence in the area. The Authority is working with the police to step up patrols and also increasing site lighting and adding speed bumps.

9. Pets

The Authority has adopted a Pet Policy which outlines the rules and regulations to owning a pet in public housing. The Pet Policy is included with attachment ga059i01.

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended September 30, 2009 is available for review at the Authority's main office.

12. Asset Management

Asset management is a main focus for the Authority. Revenues and expenses are being tracked by project instead of Authority-wide which provides management with a more accurate picture of performance. As the Authority moves forward, plans are to conduct a physical needs assessment on each property to see the future costs associated with keeping each property viable as affordable housing. The physical needs assessment will also help management to make decisions related to asset repositioning.

13. Violence Against Women Act

The Housing Authority of the City of Gainesville strives to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

The Authority has adopted preference for Victims of Domestic Violence. For a person to claim this preference, they have had to actively participate in a residential Domestic Violence Shelter for at least 60 days.

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

The Gainesville Housing Authority does not plan to apply for a Hope VI Grant in the upcoming Fiscal Year.

(b) Demolition and/or Disposition

While there are no specific plans for demolition and/or disposition at this time, the Authority may choose to use either activity to further the Authority mission of preserving and enhancing the asset portfolio. If any specific plans are developed during the year, the Agency Plan will be amended to include details.

(c) Conversion of Public Housing

The Housing Authority fully intends to use the Transformation of Rental Assistance Program, once it is finalized by HUD, to convert to long-term, property-based contracts.

(d) Homeownership

Public Housing

As part of the overall mission, the Housing Authority may choose to offer public housing residents the opportunity to participate in a homeownership program. At this time, there are no specific plans in place. The Authority will amend the Agency Plan as needed to include the Homeownership Plan.

(e) Project-Based Vouchers

The Gainesville Housing Authority does not have a Section 8 Program and therefore, does not plan to use the Project-Based Voucher Program in FY2010.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga059b01 – FY2010 CFP Annual Statement
ga059d01 – FY2009 CFP Performance and Evaluation Report
ga059e01 – FY2009 ARRA Performance and Evaluation Report
ga059f01 – FY2008 CFP Performance and Evaluation Report
ga059g01 – FY2007 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga059c01 – FY2010-2011 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

Due to the costs associated with the Capital Fund Financing Program, the Authority does not see it as a viable option in the upcoming Fiscal Year.

9.0 Housing Needs

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- -ability	Supply	Quality	Access -ibility	Size	Loca- tion
Income <= 30% of AMI	898	5	4	4	5	3	3
Income >30% but <=50% of AMI	568	4	4	4	4	3	3
Income >50% but <80% of AMI	527	3	3	3	3	3	3
Elderly	326	4	3	3	4	2	4
Families with Disabilities	320	3	4	3	5	3	3
White	880	3	3	3	3	3	3
Black	490	3	3	3	3	3	3
Hispanic	915	3	3	3	3	3	3
Asian	74	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- 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)

9.1 Strategy for Addressing Housing Needs

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
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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
- Adopt rent policies to support and encourage work

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

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

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- 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

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

Improve the quality of assisted housing.

The Public Housing Assessment System (PHAS) score is currently 85.

Unit turnaround time has been reduced from 61 days to 20 days. The Authority plans to reduce this number in FY2010.

The Authority continues to use the Capital Fund Program to renovate and modernize the public housing inventory. The CFP has also been used to address many site improvements as parking, curbs, and landscaping.

Meetings with residents were held throughout the year to receive their input on various items.

Existing policies were reviewed by the Authority's staff and have been updated as needed to meet current requirements.

Employees continue to receive training on various subjects including regulations and job requirements.

Improve Quality of Life and Economic Vitality

The Housing Authority continues to work with the Gainesville Police Department to address any security related issues.

The Housing Authority has worked with the Gainesville Parks and Recreation Department to provide services to residents.

Several classes have been held for residents which address budgeting, credit counseling, etc.

Also, a class was held to educate parents how to help their children succeed in school.

Ensure Equal Opportunity in Housing for all Americans

Families are admitted to the Public Housing Program in accordance with all Fair Housing laws.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent policies or organization of the waiting list.
- Additions of non-emergency work items in excess of 10% of the total grant amount (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) Memorandum of Agreement

The Gainesville Housing Authority does not have a Memorandum of Agreement with the U. S. Department of Housing and Urban Development at this time.

(d) Resident Advisory Board Comments

See Attachment ga059j01.

(e) Challenged Elements

See Attachment ga059j01.

(f) Special Use Units

In the upcoming fiscal year, the Housing Authority is planning to take three (3) apartments offline at each Asset Management Project (AMP). These apartments will be used for Resident Initiative and Anti-Crime Initiative Programs related to Police, Gang Task Force, and Community Service Center activities. The Program is slated to last eighteen (18) months. Depending upon support, the Authority may extend the program for an additional year until a permanent location can be found within the community. If program participation warrants, the Authority may take one (1) additional unit offline at each AMP to meet demand. Once a permanent location is determined and all participants have been relocated, the Authority plans to convert the units to meet accessibility requirements.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: GA06P05950110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line		Total Estimated Cost Original	Total Actual Cost ¹ Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$167,626.00	
3	1408 Management Improvements	\$84,394.00	
4	1410 Administration (may not exceed 10% of line 21)	\$84,394.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$86,366.00	
8	1440 Site Acquisition		
9	1450 Site Improvement	\$200,000.00	
10	1460 Dwelling Structures	\$200,000.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		
18a	1501 Collateralization or Debt Service paid by the PHA		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of line 2- 19)	\$842,780.00	
21	Amount of Line 20 Related to LBP Activities		
22	Amount of Line 20 Related to Section 504 Activities		
23	Amount of Line 20 Related to Security - Soft Costs		
24	Amount of Line 20 Related to Security - Hard Costs		
25	Amount of Line 20 Related to Energy Conservation Measures		

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Housing Authority of the City of Gainesville		Capital Fund Program Grant No: GA06P05950110 Replacement Housing Factor		2010	
Grant No: _____		Date of CFFP: _____		FFY of Grant Approval: 2010	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
		Original			
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Judith A. Zaccanello</i>				6/28/2010	

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

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

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: GA06P05950110 CFFP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2010				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$167,626.00				
	Subtotal 1406			\$167,626.00				
	Management Improvements							
PHA-Wide	Inspector for CFP work/staff training to increase life expectancy of work	1408	LS	\$84,394.00				
	Subtotal 1408			\$84,394.00				
	Administration							
PHA-Wide	Fees related to the administration of CFP Grant	1410	LS	\$84,394.00				
	Subtotal 1410			\$84,394.00				
	Fees and Costs							
PHA-Wide	A and E Fees related to CFP Funding	1430	LS	\$26,366.00				
PHA-Wide	Physical Needs Assessment	1430	LS	\$30,000.00				
PHA-Wide	ADA Compliance Assessment	1430	LS	\$10,000.00				
PHA-Wide	Lead-Based Paint and Asbestos Testing	1430	LS	\$20,000.00				
	Subtotal 1430			\$86,366.00				

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Gainesville			Grant Type and Number Capital Fund Program Grant No: GA06P05950110 CFFP (Yes/No): N Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Site Improvements								
PHA-Wide	Parking and street improvements to include resurfacing and repairing curbs and gutters	1450	LS	\$200,000.00					
	Subtotal 1450			\$200,000.00					
	Dwelling Structures								
PHA-Wide	Repair and paint ceilings and walls	1460	LS	\$50,000.00					
PHA-Wide	Upgrade electrical system	1460	LS	\$50,000.00					
PHA-Wide	Replace flooring	1460	LS	\$50,000.00					
PHA-Wide	Replace kitchen cabinets and countertops	1460	LS	\$50,000.00					
	Subtotal 1460			\$200,000.00					
	Dwelling Equipment								
PHA-Wide	Install stackable washer/dryers in 1 BR units	1465.1	20	\$20,000.00					
	Subtotal 1465.1			\$20,000.00					
	CFP Total			\$842,780.00					

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

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Gainesville					Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Gainesville, GA/GA059		Locality (Gainesville/Hall Co., Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$400,000.00	\$550,000.00	\$589,000.00	\$589,000.00
C.	Management Improvements		\$84,000.00	\$84,000.00	\$42,000.00	\$42,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$150,000.00	\$0.00	\$0.00	\$0.00
E.	Administration		\$84,000.00	\$84,000.00	\$84,000.00	\$84,000.00
F.	Other		\$42,000.00	\$42,000.00	\$45,000.00	\$45,000.00
G.	Operations		\$83,842.00	\$83,842.00	\$83,842.00	\$83,842.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$843,942.00	\$843,942.00	\$843,942.00	\$843,942.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$0.00	\$0.00	\$0.00	\$0.00

Part I: Summary (Continuation)						
PHA Name/Number: Gainesville, GA/GA059		Locality (Gainesville/Hall Co./Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	PHA-Wide	Annual Statement	\$843,942.00	\$843,942.00	\$843,942.00	\$843,942.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$83,942.00	Operations		\$83,942.00
	Subtotal 1406		\$83,942.00	Subtotal 1406		\$83,942.00
See						
Annual Statement	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>		
	Management improvements	LS	\$84,000.00	Management improvements		\$84,000.00
	Subtotal 1408		\$84,000.00	Subtotal 1408		\$84,000.00
	<u>Administration/PHA-Wide</u>			<u>Administration/PHA-Wide</u>		
	Costs related to the administration of the CFP	LS	\$84,000.00	Costs related to the administration of the CFP	LS	\$84,000.00
	Subtotal 1410		\$84,000.00	Subtotal 1410		\$84,000.00
	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	A and E Fees related to the CFP	LS	\$42,000.00	A and E Fees related to the CFP	LS	\$42,000.00
	Subtotal 1430		\$42,000.00	Subtotal 1430		\$42,000.00
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Install playground/PHA-Wide	LS	\$50,000.00	General site improvements/PHA-Wide	LS	\$50,000.00
	Subtotal 1450		\$50,000.00	Subtotal 1450		\$50,000.00
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Dwelling Structures – PHA-Wide</u>			<u>Dwelling Structures – PHA-Wide</u>		
	Replace flooring	LS	\$50,000.00	Replace flooring	LS	\$50,000.00
	Repair and repaint ceilings and walls	LS	\$50,000.00	Repair and repaint ceilings and walls	LS	\$50,000.00
See	Replace kitchen cabinets and countertops	LS	\$50,000.00	Replace kitchen cabinets and countertops	LS	\$50,000.00
Annual	Upgrade electrical system	LS	\$50,000.00	Upgrade electrical system	LS	\$50,000.00
Statement	Install split duct HVAC system	LS	\$130,000.00	Install split duct HVAC system	LS	\$280,000.00
	Subtotal 1460		\$330,000.00	Subtotal 1460		\$480,000.00
	<u>Dwelling Equipment – PHA-Wide</u>			<u>Dwelling Equipment – PHA-Wide</u>		
	Install stackable washer/dryer units in 1 BR apts.	20	\$20,000.00	Install stackable washer/dryer units in 1 BR apts.	20	\$20,000.00
	Subtotal 1465.1		\$20,000.00	Subtotal 1465.1		\$20,000.00
	<u>Non-Dwelling Structures – PHA-Wide</u>			<u>Non-Dwelling Structures – PHA-Wide</u>		
	Construct maintenance storage building	LS	\$150,000.00			
	Subtotal 1470		\$150,000.00			
	Subtotal of Estimated Cost		\$843,942.00	Subtotal of Estimated Cost		\$843,942.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$83,942.00	Operations	LS	\$83,942.00
	Subtotal 1406		\$83,942.00	Subtotal 1406		\$83,942.00
See						
Annual Statement	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>		
	Management improvements	LS	\$42,000.00	Management improvements	LS	\$42,000.00
	Subtotal 1408		\$42,000.00	Subtotal 1408		\$42,000.00
	<u>Administration/PHA-Wide</u>			<u>Administration/PHA-Wide</u>		
	Costs related to the administration of the CFP	LS	\$84,000.00	Costs related to the administration of the CFP	LS	\$84,000.00
	Subtotal 1410		\$84,000.00	Subtotal 1410		\$84,000.00
	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	A and E Fees related to the CFP	LS	\$45,000.00	A and E Fees related to the CFP	LS	\$45,000.00
	Subtotal 1430		\$45,000.00	Subtotal 1430		\$45,000.00
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	General site improvements/PHA-Wide	LS	\$50,000.00	General site improvements/PHA-Wide	LS	\$50,000.00
	Subtotal 1450		\$50,000.00	Subtotal 1450		\$50,000.00
	Subtotal of Estimated Cost		See next page	Subtotal of Estimated Cost		See next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Dwelling Structures – PHA-Wide</u>			<u>Dwelling Structures – PHA-Wide</u>		
	Replace flooring	LS	\$50,000.00	Replace flooring	LS	\$50,000.00
	Repair and repaint ceilings and walls	LS	\$50,000.00	Repair and repaint ceilings and walls	LS	\$50,000.00
	Replace kitchen cabinets and countertops	LS	\$50,000.00	Replace kitchen cabinets and countertops	LS	\$50,000.00
See	Upgrade electrical system	LS	\$50,000.00	Upgrade electrical system	LS	\$50,000.00
Annual Statement	Install split duct HVAC system	LS	\$319,000.00	Install split duct HVAC system	LS	\$319,000.00
	Subtotal 1460		\$519,000.00	Subtotal 1460		\$519,000.00
	<u>Dwelling Equipment – PHA-Wide</u>			<u>Dwelling Equipment – PHA-Wide</u>		
	Install stackable washer/dryer units in 1 BR apts.	20	\$20,000.00	Install stackable washer/dryer units in 1 BR apts.	20	\$20,000.00
	Subtotal 1465.1		\$20,000.00	Subtotal 1465.1		\$20,000.00
	Subtotal of Estimated Cost		\$843,942.00	Subtotal of Estimated Cost		\$843,942.00

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950109 CFPP (Yes/No): N		Federal FY of Grant: 2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	Operations			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406	LS	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Subtotal 1406			\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Management Improvements							
PHA-Wide	Management Improvements	1408	LS	\$42,000.00	\$42,000.00	\$0.00	\$0.00	
	Subtotal 1408			\$42,000.00	\$42,000.00	\$0.00	\$0.00	
	Administration							
PHA-Wide	Fees related to the administration of CFP Grant	1410	LS	\$84,394.00	\$84,800.00	\$0.00	\$0.00	
	Subtotal 1410			\$84,394.00	\$84,800.00	\$0.00	\$0.00	
	Fees and Costs							
PHA-Wide	A and E Fees related to ARRA Funding	1430	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Site Improvements							
PHA-Wide	Site Improvements	1450	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$25,000.00	\$25,000.00	\$0.00	\$0.00	

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


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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950109	Replacement Housing Factor	FFY of Grant: 2009
		Grant No:		FFY of Grant Approval: 2009
		Date of CFFP:		

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/2010
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director			Signature of Public Housing Director	Date
					

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950109 CFPP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
	Dwelling Structures							
PHA-Wide	Install vanities/cabinets in bathrooms	1460	249 units	\$62,250.00	\$30,000.00	\$0.00	\$0.00	
PHA-Wide	Replace bathroom sinks and faucets	1460	495 units	\$86,625.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace kitchen sink faucets/PHA-Wide	1460	495 units	\$86,625.00	\$168,901.00	\$0.00	\$0.00	
PHA-Wide	Install solid core doors and hardware in all bedrooms and bathrooms in 3, 4, and 5 BR units/PHA-Wide	1460	985 each	\$241,325.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Redesign 4 and 5 BR units into 1 and 2 BR units at Melrose and Will (Phase 1)	1460	5 units	\$174,666.00	\$174,666.00	\$0.00	\$0.00	
PHA-Wide	Replace windows	1460	100	\$0.00	\$183,575.00	\$0.00	\$0.00	
PHA-Wide	Interior/exterior painting, replace flooring	1460	50	\$0.00	\$90,000.00	\$0.00	\$0.00	
	Subtotal 1460			\$597,548.00	\$647,142.00	\$6,593.92	\$6,593.92	
	Non-Dwelling Structures							
PHA-Wide	Non-Dwelling Structures	1470	LS	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470			\$50,000.00	\$0.00	\$0.00	\$0.00	
	CFP Total			\$843,942.00	\$843,942.00	\$6,593.92	\$6,593.92	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Gainesville					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	Reasons for Revised Target Dates ¹

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville
 Grant Type and Number: Capital Fund Program Grant No: GA06P05950109 Replacement Housing Factor
 Grant No: _____
 Date of CHFP: _____
 FFY of Grant: 2009
 FFY of Grant Approval: 2009

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$20,000.00	\$20,000.00	\$0.00	\$0.00
3	1408 Management Improvements		\$42,000.00	\$42,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)		\$84,394.00	\$84,800.00	\$0.00	\$0.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$25,000.00	\$25,000.00	\$0.00	\$0.00
8	1440 Site Acquisition					
9	1450 Site Improvement		\$25,000.00	\$25,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures		\$597,548.00	\$647,142.00	\$6,593.92	\$6,593.92
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures		\$50,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)		\$843,942.00	\$843,942.00	\$6,593.92	\$6,593.92
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville
 Grant Type and Number: Capital Fund Program Grant No: GA06S05950109 Replacement Housing Factor
 Grant No: 2009 FFY of Grant: 2009
 Date of CFFP: FFY of Grant Approval: 2009

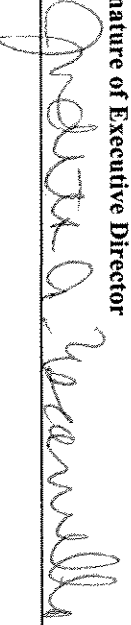
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements	\$15,000.00		\$15,000.00		\$9,028.50	
4	1410 Administration (may not exceed 10% of line 21)	\$107,376.00		\$107,376.00		\$72,344.73	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$65,900.00		\$65,900.00		\$24,199.20	
8	1440 Site Acquisition						
9	1450 Site Improvement	\$30,000.00		\$30,000.00		\$30,000.00	
10	1460 Dwelling Structures	\$716,291.00		\$716,291.00		\$467,028.86	
11	1465.1 Dwelling Equipment - Nonexpendable	\$139,201.00		\$139,201.00		\$120,881.00	
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	\$0.00		\$0.00		\$0.00	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of line 2-19)	\$1,073,768.00		\$1,073,768.00		\$723,482.29	
21	Amount of Line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Activities						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy Conservation Measures						

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06SS05950109 Replacement Housing Factor		FFY of Grant: 2009
Grant No: Date of CFFP:		Date of CFFP:		FFY of Grant Approval: 2009

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
Original	Revised ²	Obligated	Expended
Signature of Executive Director 	Date	Signature of Public Housing Director	Date

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06SS0950109 CFFP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
	Management Improvements						
PHA-Wide	Management Improvements	1408	LS	\$15,000.00		\$15,000.00	\$9,028.50
	Subtotal 1408			\$15,000.00		\$15,000.00	\$9,028.50
	Administration						
PHA-Wide	Fees related to the administration of ARRA Grant	1410	LS	\$107,376.00		\$107,376.00	\$72,344.73
	Subtotal 1410			\$107,376.00		\$107,376.00	\$72,344.73
	Fees and Costs						
PHA-Wide	A and E Fees related to ARRA Funding	1430	LS	\$65,900.00		\$65,900.00	\$24,199.20
	Subtotal 1430			\$65,900.00		\$65,900.00	\$24,199.20
	Site Improvements						
PHA-Wide	Install new playground equipment	1450	LS	\$30,000.00		\$30,000.00	\$30,000.00
	Subtotal 1450			\$30,000.00		\$30,000.00	\$30,000.00

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

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number		Federal FY of Grant: 2009		Status of Work
		Capital Fund Program Grant No: GA06S05950109 CFFP (Yes/No): N		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures							
PHA-Wide	Install energy efficient furnaces	1460	150 units	\$292,000.00		\$292,000.00	\$0.00	
PHA-Wide	Flooring replacement	1460	100 units	\$100,000.00		\$100,000.00	\$0.00	
PHA-Wide	Install new cooling systems	1460	150 units	\$187,000.00		\$187,000.00	\$0.00	
PHA-Wide	Exterior painting	1460	15 bldgs.	\$98,603.00		\$98,603.00	\$0.00	
	Subtotal 1460			\$716,291.00		\$716,291.00	\$467,028.86	
	Dwelling Equipment							
PHA-Wide	Replace ranges/refrigerators/range hoods	1465.1	126 each	\$139,201.00		\$139,201.00	\$120,881.00	
	Subtotal 1465.1			\$139,201.00		\$139,201.00	\$120,881.00	
	Non-Dwelling Equipment							
PHA-Wide	Sewer jetting equipment/truck lift	1475	2 each	\$0.00		\$0.00	\$0.00	
	Subtotal 1475			\$0.00		\$0.00	\$0.00	
	ARRA Total			\$1,073,768.00		\$1,073,768.00	\$723,482.29	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Gainesville		Federal FFY of Grant: 2009			
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950108	Replacement Housing Factor	FFY of Grant: 2008
		Grant No: Date of CFFP:		FFY of Grant Approval: 2008

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$41,291.00	\$41,291.00	\$41,291.00	\$41,291.00
3	1408 Management Improvements		\$41,000.00	\$30,000.00	\$10,797.79	\$10,797.79
4	1410 Administration (may not exceed 10% of line 21)		\$41,000.00	\$41,000.00	\$2,388.12	\$2,388.12
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$41,000.00	\$41,000.00	\$0.00	\$0.00
8	1440 Site Acquisition					
9	1450 Site Improvement		\$150,000.00	\$75,998.00	\$13,497.00	\$13,497.00
10	1460 Dwelling Structures		\$437,000.00	\$522,002.00	\$114,464.74	\$114,464.74
11	1465.1 Dwelling Equipment - Nonexpendable		\$77,000.00	\$77,000.00	\$22,520.22	\$22,520.22
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment		\$20,000.00	\$20,000.00	\$11,002.81	\$11,002.81
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2. 19)		\$848,291.00	\$848,291.00	\$215,961.68	\$215,961.68
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950108 Replacement Housing Factor		FFY of Grant: 2008
		Grant No:		FFY of Grant Approval: 2008
		Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹	Expended
		Original	Revised²	Obligated
	Signature of Executive Director	Date	Signature of Public Housing Director	Date
	<i>Andrea S. Yarnall</i>			

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950108 CFFP (Yes/No): N		Federal FY of Grant: 2008		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²
	Operations			Original	Revised ¹		
PHA-Wide	Operations	1406	LS	\$41,291.00	\$41,291.00	\$41,291.00	\$41,291.00
	Subtotal 1406			\$41,291.00	\$41,291.00	\$41,291.00	\$41,291.00
	Management Improvements						
PHA-Wide	Management Improvements	1408	LS	\$41,000.00	\$30,000.00	\$10,797.79	\$10,797.79
	Subtotal 1408			\$41,000.00	\$30,000.00	\$10,797.79	\$10,797.79
	Administration						
PHA-Wide	Fees related to the administration of CFP Grant	1410	LS	\$41,000.00	\$41,000.00	\$2,388.12	\$2,388.12
	Subtotal 1410			\$41,000.00	\$41,000.00	\$2,388.12	\$2,388.12
	Fees and Costs						
PHA-Wide	A and E Fees related to ARRA Funding	1430	LS	\$41,000.00	\$41,000.00	\$0.00	\$0.00
	Subtotal 1430			\$41,000.00	\$41,000.00	\$0.00	\$0.00

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

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950108 CFFP (Yes/No): N		Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	Site Improvements			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	General improvements including landscaping, grading, and planting, etc.	1450	LS	\$100,000.00	\$15,000.00	\$0.00	\$0.00	
PHA-Wide	Sidewalk, parking lots, and handicap ramp improvements	1450	LS	\$50,000.00	\$12,718.34	\$0.00	\$0.00	
PHA-Wide	Playground Equipment (Phase 2)	1450	LS	\$0.00	\$48,279.66	\$0.00	\$0.00	
	Subtotal 1450			\$150,000.00	\$75,998.00	\$13,497.00	\$13,947.00	
	Dwelling Structures							
PHA-Wide	Replace flooring at unit turnover	1460	40 units	\$90,000.00	\$70,000.00	\$0.00	\$0.00	
PHA-Wide	Replace roofing, gutters and shutters	1460	19 Bldgs.	\$170,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Inter and exterior painting, waterproof exteriors	1460	19 Bldgs.	\$177,000.00	\$80,000.00	\$0.00	\$0.00	
PHA-Wide	Replace kitchen cabinets and countertops	1460	130 units	\$0.00	\$314,479.00	\$0.00	\$0.00	
PHA-Wide	Replace kitchen and bathroom windows	1460	490 each	\$0.00	\$57,523.00	\$0.00	\$0.00	
	Subtotal 1460			\$437,000.00	\$522,002.00	\$114,464.74	\$114,464.74	

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

Part II: Supporting Pages		Grant Type and Number			Federal FY of Grant: 2008		Status of Work	
PHA Name: Housing Authority of the City of Gainesville		Capital Fund Program Grant No: GA06P05950108 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Total Estimated Cost		Funds Obligated ²	Funds Expended ²
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Total Actual Cost		
Dwelling Equipment								
PHA-Wide	Refrigerators	1465.1	100 each	\$47,000.00	\$47,000.00	\$0.00	\$0.00	
PHA-Wide	Ranges	1465.1	100 each	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$77,000.00	\$77,000.00	\$22,520.22	\$22,520.22	
Non-Dwelling Equipment								
PHA-Wide	Office and maintenance equipment	1475	LS	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Subtotal 1475			\$20,000.00	\$20,000.00	\$11,002.81	\$11,002.81	
	CFFP Total			\$848,291.00	\$848,291.00	\$215,961.68	\$215,961.68	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Gainesville				Federal FFY of Grant: 2008		Reasons for Revised Target Dates
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expended End Date		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville
Grant Type and Number: Capital Fund Program Grant No: GA06P05950107 Replacement Housing Factor
Grant No.: Capital Fund Program Grant No: GA06P05950107
Date of CFFP: _____

FFY of Grant: 2007
FFY of Grant Approval: 2007

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$41,389.00		\$41,389.00	\$41,389.00
3	1408 Management Improvements		\$41,000.00		\$41,000.00	\$37,696.24
4	1410 Administration (may not exceed 10% of line 21)		\$57,500.00		\$57,500.00	\$56,022.43
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$41,000.00		\$41,000.00	\$5,333.40
8	1440 Site Acquisition					
9	1450 Site Improvement		\$111,230.67		\$111,230.67	\$111,230.67
10	1460 Dwelling Structures		\$471,342.33		\$471,342.33	\$471,342.33
11	1465.1 Dwelling Equipment - Nonexpendable		\$77,000.00		\$77,000.00	\$75,500.00
12	1470 Nondwelling Structures		\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$0.00		\$0.00	\$0.00
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)		\$840,462.00		\$840,462.00	\$798,514.07
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950107 Replacement Housing Factor		FFY of Grant: 2007
		Grant No: Date of CFFP:		FFY of Grant Approval: 2007

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number Capital Fund Program Grant No: GA06P05950107 CFFP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
	Operations						
PHA-Wide	Operations	1406	LS	\$41,389.00		\$41,389.00	\$41,389.00
	Subtotal 1406			\$41,389.00		\$41,389.00	\$41,389.00
	Management Improvements						
PHA-Wide	Management Improvements	1408	LS	\$41,000.00		\$41,000.00	\$37,696.24
	Subtotal 1408			\$41,000.00		\$41,000.00	\$37,696.24
	Administration						
PHA-Wide	Fees related to the administration of CFP Grant	1410	LS	\$57,500.00		\$57,500.00	\$56,022.43
	Subtotal 1410			\$57,500.00		\$57,500.00	\$56,022.43
	Fees and Costs						
PHA-Wide	A and E Fees related to ARRA Funding	1430	LS	\$41,000.00		\$41,000.00	\$5,333.40
	Subtotal 1430			\$41,000.00		\$41,000.00	\$5,333.40

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Gainesville		Grant Type and Number	Capital Fund Program Grant No: GA06P05950107 CFFP (Yes/No): N		Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvements								
PHA-Wide	General improvements including landscaping, grading, and planting, etc.	1450	LS	\$111,230.67			\$111,230.67	\$111,230.67	
	Subtotal 1450						\$111,230.67	\$111,230.67	
	Dwelling Structures								
PHA-Wide	Replace flooring at unit turnover	1460	40 units	\$92,500.00			\$0.00	\$0.00	
PHA-Wide	Replace roofing	1460		\$231,573.00			\$0.00	\$0.00	
GA059-5	Section 504 Renovations	1460	3 units	\$85,500.00			\$0.00	\$0.00	
GA059-6	Replace roofing at buildings on Jesse Jewel	1460	5 bldgs.	\$0.00			\$0.00	\$0.00	
GA059-6	Replace roofing at Harrison Square buildings	1460	15 bldgs.	\$0.00			\$0.00	\$0.00	
	Subtotal 1460						\$471,342.33	\$471,342.33	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2007		Status of Work		
PHA Name: Housing Authority of the City of Gainesville		Capital Fund Program Grant No: GA06P05950107 CFFP (Yes/No): N		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Equipment							
PHA-Wide	Refrigerators	1465.1	100 each	\$47,000.00		\$0.00	\$0.00	
PHA-Wide	Ranges	1465.1	100 each	\$30,000.00		\$0.00	\$0.00	
	Subtotal 1465.1			\$77,000.00		\$77,000.00	\$75,500.00	
	Non-Dwelling Equipment							
PHA-Wide	Office and maintenance equipment	1475	LS	\$0.00		\$0.00	\$0.00	
	Subtotal 1475			\$0.00		\$0.00	\$0.00	
	Capital Fund Program Total			\$840,462.00		\$840,462.00	\$798,514.07	

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

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

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Gainesville					Federal FFY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

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

GRIEVANCE PROCEDURE

PURPOSE

This grievance procedure has been adopted to provide the standards and procedures to assure residents the opportunity for a hearing within a reasonable time if the resident disputes the action or failure to act involving the resident's lease with the Gainesville Housing Authority (referred to as "Housing Authority" or "GHA") or regulations which adversely affect the individual resident's rights, duties, welfare or status.

GOVERNING LAW

The law governing this grievance procedure is Section 6(k) of the U.S. Housing Act of 1937 (42 U.S.C. Sec. 1437d(k) and Subpart B of 24 CFR Part 966, as amended.

APPLICABILITY

The grievance procedure shall be applicable to all individual grievances, as defined under Definitions, between the resident and the Gainesville Housing Authority.

The grievance procedure shall not be applicable to disputes between residents not involving the GHA or to class grievances. The grievance procedure is not intended as a forum for initiating or negotiating policy changes between residents, or groups of residents, and the Board of Commissioners of the Authority.

DEFINITIONS

The following definitions are applicable:

"*CFR*" shall mean the Code of Federal Regulations, which contains the federal regulation governing this grievance procedure.

"*Complainant*" shall mean any resident whose grievance is presented to the Gainesville Housing Authority or at the project management office.

"*Elements of Due Process*" shall mean an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:

- Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
- Right of the resident to be represented by counsel;
- Opportunity for the resident to refute the evidence presented by the Housing Authority including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have;
- A decision on the merits.

"*Grievance*" shall mean any dispute which a resident may have with respect to the Gainesville Housing Authority's action or failure to act in accordance with the individual resident's lease or regulations which adversely affect the individual resident's rights, duties, welfare or status. Grievance does not include any dispute a resident may have with the Authority concerning a termination of tenancy or eviction that involves:

- any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the Authority's public housing premises by other residents, employees of the Authority or persons residing in the immediate vicinity of the premises;
- any drug-related or violent criminal activity on or off such premises;

- any criminal activity that resulted in felony conviction of a household member.

"Hearing Officer" shall mean a person selected to hear grievances and render a decision with respect thereto.

"Hearing Panel" shall mean a panel selected to hear grievances and render a decision with respect thereto.

"HUD" shall mean The United States Department of Housing and Urban Development.

"Resident" shall mean the adult person (or persons) (other than a live-in aide):

- Who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit,
- Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.

INFORMAL SETTLEMENT OF GRIEVANCE

Any grievance shall be personally presented, whether orally or in writing, to the Housing Authority office or to the office of the project in which the complainant resides so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within a reasonable time and one copy shall be given to the resident and one retained in the Housing Authority's resident file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a hearing may be obtained if the complainant is not satisfied.

PROCEDURE TO OBTAIN A HEARING

Request for Hearing

The complainant shall submit a written request for a hearing to the Gainesville Housing Authority or to the project office of the Gainesville Housing Authority within five working days after receipt of the summary of discussion. The written request shall specify:

1. The reasons for the grievance, and
2. The action or relief sought.

Selection of Hearing Officer or Hearing Panel

Grievances shall be presented before a hearing officer or hearing panel. A hearing officer or hearing panel shall be selected as follows:

1. The hearing officer or hearing panel shall be an impartial person, or persons, selected by the Housing Authority Attorney, other than a person who made or approved the PHA action under review, or a subordinate of such person;

Failure to Request a Hearing

If the complainant does not request a hearing in accordance with this paragraph, then the Housing Authority disposition of the grievance shall become final, provided, that failure to request a hearing shall not constitute a waiver by the complainant of his right thereafter to contest the Housing Authority's action in disposing of the complaint in an appropriate judicial proceeding.

Hearing Prerequisite

All grievances shall be personally presented either orally or in writing pursuant to the informal procedure as a condition precedent to a hearing under this section, provided, that if the complainant shall show good cause why he

failed to proceed in accordance with Informal Settlement of Grievance Section to the hearing officer or hearing panel, the provisions of this subsection may be waived by the hearing officer or hearing panel.

Escrow Deposit

Before a hearing is scheduled in any grievance involving the amount of rent which the Gainesville Housing Authority claims is due, the complainant shall pay to the Gainesville Housing Authority an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer or hearing panel. These requirements may be waived by the Gainesville Housing Authority in extenuating circumstances. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedures provided that failure to make payment shall not constitute a waiver of any right the complainant may have to contest the Gainesville Housing Authority's disposition of his grievance in any appropriate judicial proceeding. The Gainesville Housing Authority will waive the requirement for an escrow deposit in cases where either:

1. Complainant is appealing a financial hardship determination related to minimum rent requirements, or,
2. The resident is appealing the Gainesville Housing Authority's decision not to reduce the annual income of the complainant as a result of a reduction in welfare benefits attributable to fraud or a failure to participate in an economic self-sufficiency program or to comply with a work activities requirement.

Scheduling of Hearings

Upon complainant's compliance with above paragraphs, a hearing shall be scheduled by the hearing officer or hearing panel promptly for a time and place reasonably convenient to both the complainant and the Housing Authority. A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the complainant and the appropriate Housing Authority official.

PROCEDURES GOVERNING THE HEARING

The hearing shall be held before a hearing officer or hearing panel, as appropriate.

The complainant shall be afforded a fair hearing providing the basic safeguards of due process which shall include:

1. The opportunity to examine before the hearing and, at the expense of the complainant, to copy all documents, records and regulations of the Gainesville Housing Authority that are relevant to the hearing. Any document not so made available after request therefore by the complainant may not be relied on by the Gainesville Housing Authority at the hearing;
2. The right to be represented by counsel or other person chosen as his or her representative;
3. The right to a private hearing unless the complainant requests a public hearing;
4. The right to present evidence and arguments in support of his or her complaint, to controvert evidence relied on by the Gainesville Housing Authority or project management, and to confront and cross-examine all witnesses on whose testimony or information the Gainesville Housing Authority or project management relies; and,
5. A decision based solely and exclusively upon the facts presented at the hearing.

The hearing officer or hearing panel may render a decision without proceeding with the hearing if the hearing officer or hearing panel determines that the issue has been previously decided in another proceeding.

If the complainant or the Housing Authority fails to appear at a scheduled hearing, the hearing officer or hearing panel may make a determination to postpone the hearing for a period not to exceed five business days or may make a determination that the party has waived his right to a hearing. Both the complainant and the Housing Authority shall be notified of the determination by the hearing officer or hearing panel. Provided, that a determination that the complainant has waived his right to a hearing shall not constitute a waiver of any right the complainant may have to contest the Housing Authority's disposition of the grievance in an appropriate judicial proceeding.

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the Gainesville Housing Authority must sustain the burden of justifying the Gainesville Housing Authority's action or failure to act against which the complaint is directed.

The hearing shall be conducted informally by the hearing officer or hearing panel and oral or documentary evidence pertinent to the facts and issues raised by the complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The hearing officer or hearing panel shall require the Gainesville Housing Authority, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer or hearing panel to maintain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

The complainant or the Gainesville Housing Authority may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

The following accommodation will be made for persons with disabilities:

1. The Gainesville Housing Authority shall provide reasonable accommodations for persons with disabilities to participate in the hearing. Reasonable accommodations may include qualified sign language interpreters, readers, accessible locations, or attendants.
2. If the resident is visually impaired, any notice to the resident that is required by these procedures must be in an accessible format.

INFORMAL HEARING PROCEDURES FOR DENIAL OF ASSISTANCE ON THE BASIS OF INELIGIBLE IMMIGRATION STATUS

The participant family may request that the Gainesville Housing Authority provide for an informal hearing after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. The participant family must make this request within 30 days of receipt of the Notice of Denial or Termination of Assistance, or within 30 days of receipt of the INS appeal decision.

DECISION OF THE HEARING OFFICER OR HEARING PANEL

The hearing officer or hearing panel shall prepare a written decision, together with the reasons therefore, within a reasonable time after the hearing. A copy of the decision shall be sent to the complainant and the Gainesville Housing Authority. The Housing Authority shall retain a copy of the decision in the resident's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the Housing Authority and made available for inspection by a prospective complainant, his representative, or the hearing panel or hearing officer.

The decision of the hearing officer or hearing panel shall be binding on the Housing Authority which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Board of Commissioners of the Housing Authority determines within a reasonable time, and promptly notifies the complainant of its determination, that:

- The grievance does not concern Housing Authority action or failure to act in accordance with or involving the complainant's lease or Housing Authority regulations, which adversely affect the complainant's rights, duties, welfare or status;
- The decision of the hearing officer or hearing panel is contrary to applicable federal, state or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and the Housing Authority.

A decision by the hearing officer, hearing panel, or Board of Commissioners in favor of the Gainesville Housing Authority or which denies the relief requested by the complainant, in whole or in part, shall not constitute a waiver

of, nor affect in any manner whatever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

NOTICES

All notices under this grievance procedure shall be deemed delivered: 1) upon personal service thereof upon the complainant or an adult member of the complainant's household, 2) upon the date received for or refused by the addressee, in the case of certified or registered U.S. Mail, or 3) on the second day after the deposit thereof for mailing, postage prepaid, with the U.S. Postal Service, if mailed by first class mail other than certified or registered mail.

MODIFICATION

This grievance procedure may not be amended or modified except by approval of a majority of the Board of Commissioners of the PHA present at a regular meeting or a special meeting called for such purposes. Further, in addition to the foregoing, any changes proposed to be made to this grievance procedure must provide for at least thirty (30) days advance notice to residents and resident organizations, setting forth the proposed changes and providing an opportunity to present written comments. The comments submitted shall be considered by the PHA before final adoption of any amendments hereto.

ADMINISTRATIVE PROCEDURES

The Gainesville Housing Authority Grievance Procedure shall be included in, or incorporated by reference in, all resident dwelling leases.

The GHA shall provide at least 30 days' notice to residents and resident organizations setting forth proposed changes in the Grievance Procedure, and provide an opportunity to present written comments. The GHA shall consider submitted comments before adoption of any changes.

The GHA shall furnish a copy of the Grievance Procedure to each resident and to resident organizations.

P E T P O L I C Y

PET REGISTRATION

Residents of the Gainesville Housing Authority may own and keep a common household pet. However, prior to housing any pet on the premises, the resident must register the pet with the Gainesville Housing Authority and a lease addendum must be executed between the resident and the Gainesville Housing Authority. In order to register a pet, the following documentation must be submitted:

1. A *certificate signed by a licensed veterinarian* of the state or local authority or a designated agent thereof authorized to inoculate animals stating that the pet has received all the inoculations required by applicable state and local law, and proof shall be presented that said pet has been spayed or neutered.

2. A *completed pet information form* that is sufficient to identify the pet and to demonstrate that it is a common household pet as defined within this policy.

3. *The name, address, and phone number of two responsible parties* who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the physical needs of the pet.

4. Payment of the applicable *pet deposit* as defined herein.

5. A *signed statement* indicating that the resident has read the pet rules and agrees to comply with them.

REGULATIONS/RULES

All residents keeping registered pets on the premises shall comply with the following rules:

1. Registered pets may include domesticated dogs, cats, birds and fish in aquariums. Snakes are not permitted. The adult size of the dog or cat may not exceed 20 pounds when fully grown. The following breeds will not be permitted at any site: Rottweiler, Pitbull, Mastiff, Doberman Pincher, Chow.

2. Only one pet per household will be permitted.

3. Dogs and cats must be licensed yearly with the local government, if required, and residents must show proof of annual rabies and distemper booster inoculations.

4. Vicious and/or intimidating animals will not be allowed.

5. All dogs and cats must be spayed or neutered, as applicable.
6. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in yards or any common areas. Resident must display a sign on door notifying visitors and indicating the type of pet inside unit.
7. When taken outside the unit, dogs and cats must be kept on a leash, controlled by an adult. Unsupervised and unleashed animals will be immediately removed from the property through appropriate animal control authorities without notice to the owner.
8. Birds must be confined to a cage at all times.
9. Residents shall not permit 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 similar activities.
10. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Disposal of droppings must be accomplished by placing said residue in a sack or a bag to be removed from Housing Authority property to the city's disposal dump.
11. Residents shall provide the necessary sand boxes for pet waste, which must be kept inside the dwelling unit. Residents shall not permit refuse from the said sand boxes to accumulate nor to become unsightly, unsanitary, or malodorous. The sand boxes must be changed at least once a week.
12. Residents are responsible for properly disposing of animal waste in a container outside the building.
13. Residents shall take adequate precautions and measures necessary to maintain the unit in a sanitary condition at all times. Residents shall take appropriate steps to eliminate pet odors, ticks, or other forms of similar creatures do not become an infestation to the pet or to the individual unit.
14. If pets are left unattended for a period of 24 hours or more, the GHA 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 ordinances. The Housing Authority accepts no responsibility for the animal under such circumstances.
15. Residents shall not alter their unit, porches, or unit area in order to create an enclosure for any pet, nor shall doors or other openings be modified to create entryway for any pet. Pets shall not be chained outside.
16. Residents are responsible for all damages caused by their pets, including the cost of cleaning and replacing carpet and/or fumigation of the unit or units.

Animals that assist the handicapped are excluded from this pet policy. The Housing Authority may not enforce or apply pet rules against individuals with animals that are used to assist the handicapped. Nothing in this pet policy (1) limits or impairs the rights of handicapped individuals, (2) authorizes the Housing Authority to limit or impair the rights of the handicapped individuals, or (3) affects any authority the GHA may have to regulate animals that assist the handicapped under federal, state or local law.

Any violation of the rules of this pet policy is grounds for removal of the pet from the resident's unit, termination of the resident's tenancy, or both in accordance with the lease.

1. If the pet is not a common household pet as defined within this pet policy,
2. If keeping the pet would violate any applicable house pet rule,
3. If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration, or,
4. If the Housing Authority reasonably determines, based on the resident's habits and practices, that the resident will be unable to keep the pet in compliance with the pet rules and to other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations, and an animal with known history of aggressiveness may be denied.

The Housing Authority has a right to refuse to register a pet:

HOUSING AUTHORITY RIGHT OF REFUSAL

17. Residents are forbidden from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the GHA and shall be considered a violation of the lease.
18. All residents are responsible for any damage caused by their pets. It is highly recommended that pet owners purchase liability insurance that would protect the owner in the event that their pet bit, scratched or in any way harmed anyone.
19. Residents must identify two alternate custodians for pets in the event of resident illness or other absence from the dwelling unit. The identification of alternate custodians must occur prior to the Housing Authority issuing a pet registration permit.
20. The privilege of maintaining a pet in a facility owned and/or operated by the GHA shall be subject to the rules herein. This privilege may be revoked at any time subject to the Housing Authority Hearing Procedures, if the animal should become destructive, create a nuisance, represent a threat to safety and security of other residents, or create a problem in the area of cleanliness and sanitation.



The pet deposit is paid in addition to the required security deposit, and this amount must remain a deposit as long as the tenant remains a resident or as long as the resident has a pet. The resident may apply for a refund of the pet deposit upon removal of the pet from the premises. Upon request, the condition of the unit must be verified by the maintenance department and the resident charged for any damages. Refunds will normally be processed in 14 days from the date of request.

A pet deposit in the amount of \$100 for elderly, non-refundable and \$300 for family units (\$150 refundable if no damage) is required. The pet deposit shall be recorded on the books of the Housing Authority **prior to registration** of the pet or paid in no more than six installments within six months of the registration of the pet. The GHA can use this money to pay for damages "beyond normal wear and tear" caused by the pet, or for any other damages to Housing Authority property caused by the pet including spraying for ticks, fleas or other insects caused by the pet.

DEPOSITS

Any applicable state or local laws or regulations that conflict with any portion of this pet policy, the state/local law or regulation shall apply.



GAINESVILLE HOUSING AUTHORITY

FY2010-FY2014 FIVE-YEAR AGENCY PLAN AND FY2010 ANNUAL PLAN

Item 11 f. Resident Advisory Board Comments

The Housing Authority held multiple meetings concerning the Agency Plan with the Resident Advisory Board. Many good ideas concerning improvements to the Housing Authority's operations were offered in these meetings. The comments are listed below:

- 1) **Expediting applicants from Family Treatment Courts** including DUI/Drug Courts and Mental Health Services since these families pose the greatest need and have the need to expedite admissions. This program represents approximately 10% of our admissions annually. A maximum of 30 applications with referrals will be housed with this preference each year.
- 2) **Define Employment as working 20 hours per week for 1 year or working an average of 40 hours over a 9 month period during the previous 12 months.**
- 3) Define Child Care Benefits deductions as not to exceed \$100/month per family unless child is enrolled in a licensed day care paid out of pocket by family members. Notarized statement from Provider and evidence amounts are paid are to be supplied by Resident.
- 4) For Community Service Exemption, define working as 20 hours per week or attending trade school, technical college or other post secondary school of no less than 10 credit hours or any combination thereof.
- 5) Define Transfer Offers as maximum of 3 offers if 3 separate sites with vacancies exists, acceptance by client within 48 hours. If there are not 3 separate address sites with available vacancies, than only one site will be offered.
- 6) New Applicants to accept offers of apartments within 48 hours or be moved down on the waiting list.
- 7) Change Lease wording to ensure Rent is paid by the 5th calendar date, a change from 5 business days due to expanded use of Drop Box. This will be implemented by January 1, 2011.
- 8) Add incentive Transfers for Good Rent Payers, Good Housekeeping and Compliance with Community Service Requirements.
- 9) Do not accept application during the months of Annual Recertification as posted.

- 10) Suspend Waiting List by Bedroom size automatically when Non-Preference categories achieve 25 applicant families.
- 11) We will evaluate incomes in PHA units at various sites to determine where extremely low and very low concentrations of families exists, and offer incentives for families of higher income, but yet below the 80th percentile of the AMI to increase working families in neighborhoods through admissions.
- 12) **Adding preference to youth in Foster Care System** who have aged out and are continuing education and job training through the DFACS Program. These applicants will be provided a 10 point score preference if all other factors are considered equal. A maximum of 10 applicants will be given this preference each calendar year.
- 13) **Adding preference to referrals of Victim of Domestic Violence** who have actively participated for 60 days in a residential Domestic Violence Shelter. These applicants will be only given 10 preference points if they present a referral letter from a recognized state or federal Domestic Violence Organization. A maximum of 15 referrals will be accepted for housing each calendar year.
- 14) **Preference Categories of Foster Care Youth, Victims of Domestic Violence, Family Treatment Court Participants, Veteran Families and Victims of Natural Disasters (Federally Declared)** will be given a **10 point score preference** if all other factors are considered equal with other applicants on the waiting list.

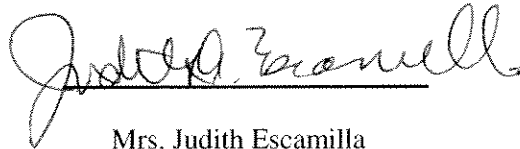
Item 11 g. Challenged Elements

No element of the FY2010-FY2014 Five-Year Agency Plan and FY2010 Annual Plan were challenged.

Resident Advisory Board Membership

The following Residents were actively participating with the Resident Advisory Process:

- 1) Brenda Sewell, 854 Davis Street, Apt.U-2, Gainesville, GA 30501
- 2) Rocio Corona, 1190 Athens Road, Apt. J-2, Gainesville, GA 30501
- 3) Linda Harris, 240 Atlanta Street, Apt. V-7, Gainesville, GA 30501
- 4) Martha Suggs, 320 Tower Heights, Apt. E-2, Gainesville, GA 30501
- 5) Darlene Miller, 628 Johnson Street, Apt. A-1, Gainesville, GA 30501
- 6) Heather Martinez, 1155 Mill Street, Apt. N-2, Gainesville, GA 30501
- 7) Donna Clark, 1155 Mill Street, Apt. G-1, Gainesville, GA 30501
- 8) Hugo Islas, 815 Harrison Square, Apt. K-2, Gainesville, GA 30507
- 9) Nicole Barragan, 815 Harrison Square Apt. G-3, Gainesville, GA 30507
- 10) Roy Burch, 320 Tower Heights, Apt. H-2, Gainesville, GA 30501
- 11) Sylvia Livingston, 320 Tower Heights, Apt. P-2 Gainesville, GA 30501



Mrs. Judith Escamilla
Executive Director
Gainesville Housing Authority

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Housing Authority of The City of Gainesville</i> <i>750 Pearl Nix Parkway</i> <i>Gainesville, Ga 30501</i> Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: United States Dept. of Housing & Urban Development	7. Federal Program Name/Description: Public Housing Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Judith A. Escamilla</i></u> Print Name: <u>Judith A. Escamilla</u> Title: <u>Executive Director</u> Telephone No.: <u>770-536-1294</u> Date: <u>7-14-2010</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority Of The City Of Gainesville

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Judith A. Escamilla

Title

Executive Director

Signature



Date (mm/dd/yyyy)

07/14/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority Of The City of Gainesville

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

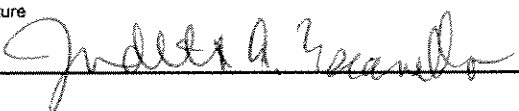
Name of Authorized Official

Judith A. Escamilla

Title

Executive Director

Signature

X 

Date

7-14-2010

PHA Certifications of Compliance with PHA Plans and Regulated Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/ or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2010 , hereinafter referred to as " the Plan ", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant, or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity of HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principle office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Gainesville Housing Authority

GA 059


PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Year 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Joseph D. Chipman	Title Board Chairman
Signature 	Date 07-07-2010