

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

# HousingAuthority OftheCityof Harlem,GA

**NOTE:THISPHAPLANSTEMPLATE (HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

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HUD50075  
OMBApprovalNo:2577 -0226  
Expires:03/31/2002

**PHA Plan  
Agency Identification**

**PHAName: Housing Authority of the City of Harlem**

**PHANumber: GA169**

**PHAFiscalYearBeginning: (mm/yyyy) 10/2002**

**PHA Plan Contact Information:**

Name: Marilyn Stevenson

Phone: (706)556 -3025

TDD: NA

Email(if available): ga128@thomson.net

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**PHA Programs Administered :**

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**AnnualPHAPlan**  
**FiscalYear20 02**  
 [24CFRPart903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan and

**This Section is left blank since it is optional.**

### 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.**

- **Implementation of Community Service Requirements :**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of these requirements.

### 2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$81,354**

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### (1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

**(2)CapitalFundProgramAnnualStatement**

TheCapitalFundProgramAnnualStatementisprovidedasAttachment B

**3.D emolitionandDisposition**

[24CFRPart903.79(h)]

Applicability:Section8 onlyPHAsarenotrequiredto completethissection.

1.  Yes  No: DoesthePHAplantoconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))inth eplanFiscalYear?(If“No”,skiptonextcomponent;if “yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

<b>Demolition/DispositionActivityDescription (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)</b>	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Relocationresources(selectallthatapply)	
<input type="checkbox"/> Section8for units	
<input type="checkbox"/> Publichousingfor units	
<input type="checkbox"/> Preferenceforadmissiontootherpublic housingorsection8	
<input type="checkbox"/> Otherhousingfor units(describelow)	
8.Timelineforactivity:	
a. Actualorprojectedstartdateofactivity:	
b. Actualorprojectedstartdateofrelocationactivities:	
c.Projectendedd ateofactivity:	

**4.VoucherHomeownershipProgram -NA**

[24CFRPart903.79(k)]

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

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program -NA**

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan -NA: Program Eliminated**

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHA may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24CFR Part 903.79(r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename) \_\_\_\_\_ See comments below

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included  
 Yes  No: below  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_.

See Below

- Other: (list below)

Resident Comments:

1. Add air conditioning
2. Add carpeting
3. Add storage units
4. Add dryer connections
5. Plant trees and shrubs

Housing Authority Response:

1. Air conditioning is included in the capital fund budget.
2. The Housing Authority will take the installation of carpeting under advisement.
3. The Housing Authority will consider including storage units subject to obtaining cost estimates and availability of future capital funds.
4. The Housing Authority will investigate the feasibility of installing dryer connection in some or all units depending on space availability and electrical capacity.
5. The Housing Authority will consider planting a few trees and shrubs at some future date.

**B. Statement of Consistency with the Consolidated Plan**

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

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

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

- ThePHAhasparticipatedinanyconsultationprocessorganizedandof feredby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
  - ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
  - ActivitiestobeundertakenbythePHAin thecomingyearareconsistentwith specificinitiativescontainedintheConsolidatedPlan.(listsuchinitiativesbelow)
- TheHarlemHousingAuthoritywillcontinuetomaintainandrenovateitspublic housingunits.
  - TheHarlemHousingAuthoritywillco ntinuetoprovideaccessiblehousinginthe publichousingprogramtopersonswithdisabilities.
  - TheHarlemHousingAuthoritywillcontinuetomarketitspublichousingprogramto makefamiliesandelderlypersonsawareoftheavailabilityofdecent,safe ,sanitary andaffordablehousingintheCityofHarlem.
- Other:(listbelow)
- TheHarlemHousingAuthorityAdmissionandContinuedOccupancyPolicy(ACOP) requirementsareestablishedanddesignedto:
    - (1) Provideimprovedlivingconditions forverylowandlow -incomefamilieswhile maintainingtheirrentpaymentsatanaffordablelevel.
    - (2) Tooperateasociallyandfinanciallysoundpublichousingagencythatprovides violenceanddrug -free,decent,safeandsanitaryhousingwithasuitableliv ing environmentforresidentsandtheirfamilies.
    - (3) Toavoidconcentrationsofeconomicallyandsociallydeprivedfamiliesinanyof ourpublichousingdevelopments.
    - (4) Tolawfullydenytheadmissionofapplicants,orthethecontinuedoccupancyof residents,whose habitsandpracticesreasonablymaybeexpectedtoadversely affectthehealth,safety,comfortorwelfareofotherresidentsorthephysical environmentoftheneighborhood,orcreateadangertoouremployees.
    - (5) Toattempttohouseatenantbodyineachd evelopmentcomposedoffamilies withabroadrangeofincomesandrent -payingabilitiesthatisrepresentativeof therangeofincomesoflow -incomefamiliesinourjurisdictions.
    - (6) Topromoteupwardmobilityopportunitiesforfamilieswhodesiretoachieve self-sufficiency.
    - (7) Tofacilitatethejudiciousmanagementofourinventoryandefficient managementofourstaff.
    - (8) ToensurecompliancewithTitleVIoftheCivilRightsActof1964andallother applicableFederalfairhousinglawsandregulationssothatt headmissionsand continuedoccupancyareconductedwithoutregardtorace,color,religion,creed, sex,nationalorigin,handicaporfamilialstatus.



3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

**Executive Summary**

The Consolidated Plan Executive Summary, reports that the housing and community development needs of Georgians are:

- ❑ Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ❑ 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ❑ 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low income households.
- ❑ 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both the elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- ❑ Insufficient income is the single largest barrier to affordable housing.
- ❑ Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

## The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

### Direct Benefit Priorities:

- to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.

### Strategic Plan Five -Year Objectives

- The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
  - Rehabilitate or construct 5,505 affordable rental units
  - Provide rental assistance for 44,700 households
  - Assist 6,750 households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.
  - Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
  - Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

## Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs.

Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

### **Action Plan**

The following activities are extracted from the State of Georgia Annual Action Plan.

#### **Part VI. Action Plan**

Activities planned to meet the State's housing priorities and objectives include:

- Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- Assist 1,498 low or moderate income households achieve or maintain homeownership.
- Provide 1,000 low or moderate income households with rental assistance.
- Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

#### **Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives**

This section outlines activities by priority and objective. While the activities, priorities and

objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Harlem Housing Authority. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective#1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 430 low, and 290 moderate income households.

Objective#2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective#3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective#4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of

Community Affairs continuing to administer the program in Georgia's 149 counties.)

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5 -year Plan:**

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## Attachment A

### Housing Authority of the City of Harlem

Agency Plan

Fiscal Year beginning 10/2002

#### Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The result of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration and Income Mixing Documentation Voluntary Conversions Assessments Documentation	(specify as needed)  ACOP Annual Plan ACOP/Annual Plan Annual Plan

**AttachmentB**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHANa me: Housing Authority of the City of Harlem		<b>Grant Type and Number</b> Capital Fund Program: GA06P16950102 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	5,600				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	75,754				
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2 - 19)	81,354				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					

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

PHANa me: Housing Authority of the City of Harlem	Grant Type and Number Capital Fund Program: GA06P16950102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the City of Harlem		<b>Grant Type and Number</b> Capital Fund Program#: GA06P16950102 Capital Fund Program Replacement Housing Factor#:			<b>Federal FY of Grant : 2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA Wide</b>	<b>Fees and Costs</b>	<b>1430</b>	<b>Lump Sum</b>					
	A&E Fees; sundry planning costs			5,600				
	<b>Subtotal Acct 1430</b>			<b>5,600</b>				
	<b>Dwelling Structures</b>	<b>1460</b>						
<b>GA169-1</b>	Modify existing heating system at two (2) 1 -BR units; three (3) 2 -BR units; three (3) 3 -BR units; two (2) 4 -BR units. (Units 119, 121, 123, 124, 125, 126, 127, 128, 129, 130 S. Blanchard St.)		10 units	60,074				
	Install air conditioning on the above systems			15,680				
	<b>Subtotal Acct 1460</b>			<b>75,754</b>				
	<b>Grand Total</b>			<b>81,354</b>				

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

PHAName: Housing Authority of the City of Harlem		Grant Type and Number Capital Fund Program#: GA06P16950102 Capital Fund Program Replacement Housing Factor#:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HAWide	09/30/04			09/30/05				
GA169-1	09/30/04			09/30/05				
GA169-2	09/30/04			09/30/05				

AttachmentC

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName:HousingAuthority oftheCityof Harlem		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:10/01/03	WorkStatementforYear3 FFYGrant:2004 PHAFY:10/01/0 4	WorkStatementforYear4 FFYGrant:2005 PHAFY:10/01/05	WorkStatementforYear5 FFYGrant:2006 PHAFY:10/01/06
	Annual Statement				
HAWide		0	0	0	0
GA169-1		0	0	81,354	0
GA169-2		81,354	81,354	0	81,354
CFPFunds Listedfor5 -year planning		81,354	81,354	81,354	81,354
Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan

**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAFY:10/01/03			ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:10/01/04		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
<b>See</b>	GA169-2	<b><u>FeesandCosts</u></b>		GA169-2	<b><u>Dwelling Structures</u></b>	
<b>An nual</b>		A&EFees/sundry costs	6,000		Removeexistingroofs, installnewshingles,felt, dripedge,ridgevent& replacedeckingas required	81,354
Statement	<b>GA169-2</b>	<b><u>Dwelling Structures</u></b>			<b>SubtotalGA169 -2</b>	<b>81,354</b>
		Replacefurnaces& addairconditioning on30units	75,354			
		<b>SubtotalGA169 -2</b>	<b>81,354</b>			
	TotalCFPEstimatedCost		<b>81,354</b>			<b>81,354</b>

CapitalFundProgramFive -YearActionPlan

**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>4</u> FFYGrant:2004 PHAFY:10/01/05			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:10/01/06		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
GA169-1	<u>FeesandCosts</u>		GA169-2	<u>FeesandCosts</u>	<b>5,492</b>
	A&EFees/sundry costs	5,685		A&EFees/sundry costs	
GA169-1	<u>Siteimprovement</u>			<u>Siteimprovement</u>	
	Replaceexisting terracotta sewer system	29,120		Replaceexisting terracottasewer system	62,400
	Replaceexterior waterdistribution systemwithcutoffs	14,700		<u>Contingency</u>	13,462
	Grading&landscaping throughoutthe development	21,000			
GA169-1	<u>Contingency</u>	10,849			
TotalCFPEstimatedCost		<b>81,354</b>			<b>81,354</b>



AttachmentD

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: Housing Authority of the City of Harlem		Grant Type and Number Capital Fund Program: GA06P16950101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/02		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	6,640		0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	2,344		0	0	
10	1460 Dwelling Structures	74,000		0	0	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2 - 19)	82,984		0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					

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

<b>PHAName:</b> Housing Authority of the City of Harlem	<b>Grant Type and Number</b> Capital Fund Program: GA06P16950101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending: 03/31/02     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: Housing Authority of the City of Harlem		Grant Type and Number Capital Fund Program#: GA06P16950101 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA169-1</b>	<b>Fees and Costs</b>	1430						In Progress
	A&E Fees; sundry planning costs			6,640		0	0	
	<b>Subtotal Acct 1430</b>			<b>6,640</b>		0	0	
	<b>Site Improvement</b>	1450						In Progress
	Repair/replaced damaged & Uneven sidewalks			2,344		0	0	
	<b>Subtotal Acct 1450</b>			<b>2,344</b>		0	0	
	<b>Dwelling Structures</b>	1460						In Progress
	Interior Renovation of 1 - BR units 115 & 117 Blanchard Street		2 units	74,000		0	0	
	<b>Subtotal Acct 1460</b>			<b>74,000</b>		0	0	
	<b>Grand Total</b>			<b>82,984</b>		0	0	

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

PHAN Name: Housing Authority of the City of Harlem		<b>Grant Type and Number</b> Capital Fund Program #: GA06P16950101 Capital Fund Program Replacement Housing Factor #:					<b>Federal FY of Grant: 2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
GA169-1	3/31/03			3/31/04				

**Attachment E**

**Housing Authority Of The City Of Harlem**

**Agency Plan**

**Fiscal Year Beginning 10/2002**

**Required Attachment: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: NA

B. How was the resident board member selected: (select one)? NA

- Elected
- Appointed

C. The term of appointment is (include the date term expires): NA

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: The Harlem Housing Authority currently has 1 vacant position on the Board of Commissioners. The Mayor has been advised of the vacancies and has been asked to appoint new members.

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor John Ben tley

## **AttachmentF**

### **HousingAuthorityOfTheCityOfHarlem**

#### **AgencyPlan**

#### **FiscalYearBeginning10/2002**

#### **RequiredAttachment:MembershipoftheResidentAdvisoryBoardor Boards**

- i. ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonably long,listorganizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentify howmembersarechosen.)

SallyLanders

ZenaSchiller

JohnNelson

FrancesHarvey

# Attachment G

## Housing Authority Of The City Of Harlem

### Agency Plan

#### Fiscal Year Beginning 10/2002

##### Component 3, (6) Deconcentration and Income Mixing

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

In accordance with CFR 24 Part 903, Subpart A 903.2(a)(2)(i), the Harlem Housing Authority is not subject to deconcentration of poverty and income mixing requirements. The Harlem Housing Authority owns and operates fewer than 100 public housing units.

- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. f

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## Attachment H

### Housing Authority Of The City Of Harlem

#### Agency Plan

#### Fiscal Year Beginning 10/2002

### Voluntary Conversion Of Developments From Public Housing Stock; Required Initial Assessments

As stated in Notice PIH2001 -26, beginning with Fiscal Year 2002, all PHA must address the following questions about their Required Initial Assessments and include the following information as are required attachment to the PHA Plan:

a. **How many of the PHA's developments are subject to the Required Initial Assessments?**

Two developments

b. **How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

None

c. **How many assessments were conducted for the PHA's covered developments?**

Two assessments

d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

Development Name	Number of Units
None	None

e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Assessments completed