

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

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The Housing Authority of the City of Atlanta, Georgia  
("AHA")  
Agency Plans  
5 Year Plan for Fiscal Years 2000 - 2004 \*  
Annual Plan for Fiscal Year 2000 \*

\* This denotes Federal Fiscal Years 2000 - 2004

AHA reserves the right to make amendments to any and all data contained within the context of this Plan and/or any Plan attachments (04-13-00)

\*As of July 1, 2000, AHA will begin Fiscal Year 2001.

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

## PHA Plan Agency Identification

**PHA Name:** The Housing Authority of the City of Atlanta, Georgia  
("AHA")

**PHA Number:** GA006

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2000

### 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 AHA (Strategic Business Planning Office)
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the AHA (Strategic Business Planning Office)
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

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

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

To provide quality affordable housing for the betterment of our community.

**B. Goals**

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

AHA has developed the following goals for the agency:

AHA's Goals and Objectives:

**Goal No. 1: Become a superior provider of quality affordable housing and property and asset management services.**

**Key objectives supporting Goal No. 1**

1. Build, maintain and enhance AHA's external and internal capacity to manage its portfolio, including the continuing effort to improve AHA's asset management function.
2. Reengineer the organizational infrastructure of AHA.
3. Maintain efficient and effective business systems.
4. Implement and improve AHA's systems to ensure optimal regulatory compliance.
5. Continuously assess and improve AHA's housing portfolio.

6. Attract, retain and promote qualified personnel with the skills, vision and energy to accomplish AHA's goals.
7. Deliver a consistently high level of quality customer service.
8. Actively and positively reposition the image of AHA and create marketing approaches that make the name AHA synonymous with excellence.
9. Consolidate AHA's central divisions and departments in a single location.
10. Expand housing opportunities for Section 8 program participants through strategic marketing programs targeting landlords in low poverty areas.
11. Develop and implement a homeownership program.

**Goal No. 2: Develop AHA into an economically viable and self-sustaining entity.**

**Key objectives supporting Goal No. 2**

1. Identify and apply for funding, grants, demonstration projects and investment monies from the public, private and non-profit sectors.
2. Design and develop a financial model for AHA which will move AHA toward becoming a financially independent enterprise.
3. Increase current AHA income by maximizing: (i) tenant rental income; (ii) commercial lease income; (iii) entrepreneurial income; and (iv) administrative fees earned.
4. Achieve and maintain 100% utilization of Section 8 allocation.

**Goal No. 3: Expand, improve, and diversify AHA's portfolio and AHA's influence in the affordable housing market while becoming a catalyst for community revitalization.**

**Key objectives supporting Goal No. 3**

1. Continue the positive repositioning of AHA properties.
2. Establish an appropriate model that reflects the desired composition of AHA's portfolio.
3. Continue exploring various options to effectuate long term, sustainable community revitalization.
4. Identify and access a variety of funding, grant, and investment sources.
5. Develop and implement a portfolio and services diversification strategy.
6. Improve the housing options and services available for seniors, including designation of housing.
7. Improve the housing portfolio and services available for disabled and handicapped residents, including designation of housing.
8. Upgrade the quality of units in the Section 8 Program by recruiting landlords with high quality affordable housing in all areas of the City.

9. Implement a comprehensive training and education program for current and potential landlords.

**Goal No. 4: Promote and support resident economic self-sufficiency and upward mobility out of public housing.**

**Key objectives supporting Goal No. 4**

1. Continue and improve authority-wide welfare to work program.
2. Require residents that are not elderly, disabled, working, or in school full time, to participate in approved welfare to work programs or AHA's Employment Training Program.
3. Identify additional funding sources for resident training and economic self-sufficiency programs.
4. Develop and implement more extensive briefings and new counseling strategies for extremely low-income families admitted to the Section 8 program on the art of leasing and maintaining their housing.
5. Maximize effectiveness of Section 8 Family Self-Sufficiency program.

# Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

## **i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

Standard Plan

### **Streamlined Plan:**

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

Troubled Agency Plan

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

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan (the Plan) prepared by The Housing Authority of the City of Atlanta, Georgia (AHA) according to the provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations and guidance promulgated by the U.S. Department of Housing and Urban Development (HUD) thereunder identifies many of the strategies, objectives and activities that AHA will pursue during the Plan year to achieve the goals articulated by AHA and included in AHA's Five Year Plan. The Plan also includes a description of the policies adopted by AHA that support these goals and the requirements of QHWRA.

The strategies, objectives and activities that AHA will undertake during the Plan year support AHA's mission to provide quality affordable housing for the betterment of our community. The Plan recognizes AHA's commitment to creating varied and meaningful housing choices for participants in its programs. During the Plan year, AHA will expand the number of AHA-owned communities that will be under private management. AHA will continue to expand and advance the Olympic Legacy Program, AHA's nationally recognized program to revitalize distressed public housing communities into vibrant, healthy, mixed-income, mixed-finance communities. AHA will also continue to make improvements to the Section 8 program by focusing on customer service and landlord outreach to improve housing opportunities for participants in that program. AHA will also develop a new homeownership program targeting families with a broad range of incomes, including without limitation, public housing and Section

8-eligible families who have advanced from those programs. The effective implementation and management of these programs will require AHA to continue to develop and refine its asset management capabilities. AHA will continue to actively and positively reposition the image of AHA through a public and community relations program and create marketing approaches that make the name AHA synonymous with excellence.

AHA recognizes that its ability to achieve its goals may be limited by funding, market and staffing constraints. However, AHA will continue to attract, retain and promote smart, energetic and creative employees who are committed to AHA's mission and achieving AHA's goals.

AHA believes that the Plan will serve as a useful tool for AHA, HUD, AHA residents and program participants, and the public to understand the policies and directions of AHA during the Plan year.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

Required Attachments:

Admissions Policy for Deconcentration

- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Required/Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Annual and Five-Year Agency Plan Comments
  - AHA Flat Rate Rent Schedule
  - Mixed-Income, Mixed-Finance Communities Ceiling Rate Rent Schedule Based Upon Tax Credit Levels
  - Mixed-Income, Mixed-Finance Community Site-Based Waiting List Policy Addendum

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <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 at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 Note: AHA operates the official HUD FSS program for Section 8 program participants only.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	1999 Housing Needs Study by the Atlanta Outreach Consortium	Housing Needs
X	1998 Population and Housing Report by the Atlanta Regional Commission	Housing Needs

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	32,460	5	5	3	N/A	4	3
Income >30% but <=50% of AMI	14,380	5	4	3	N/A	4	3
Income >50% but <80% of AMI	16,939	4	4	3	N/A	3	3
Elderly	13,473	5	3	3	N/A	2	3
Families with Disabilities	N/A	5	5	3	4	N/A	N/A
Black	264,213	5	5	3	N/A	4	3
White	122,363	3	3	3	N/A	3	3
Hispanic	7,640	3	3	3	N/A	3	3
Asian	3,327	N/A	N/A	N/A	N/A	N/A	N/A
Other	3,488	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s (Income, Population and Factors data)  
Indicate year: 2000 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (Elderly data)
- American Housing Survey data  
Indicate year:
- Other housing market study: An Affordable Housing Needs Assessment

- Indicate year: 1999, The Atlanta Outreach Consortium
- Other sources: (list and indicate year of information)  
Population and Housing, The Atlanta Regional Commission, 1998

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

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

All references to N/A refer to the information being "not available"

Note: For purposes of the following chart, "Annual Turnover" is defined as the percentage obtained by dividing (a) the total number of applicants who appeared on the public housing waiting list at any time beginning on July 1, 1999 through February 29, 2000 by (b) the number of applicants on the public housing waiting list on June 30, 1999. This calculation is for an 8 month period and is based on actual numbers.

Housing Needs of Families on the Waiting List			
Data as of 01/19/00			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,012		261%
Extremely low income <=30% AMI	3,854	96.07%	
Very low income (>30% but <=50% AMI)	157	3.92%	
Low income (>50% but <80% AMI)	0	0	
Families with children	2,297	57%	
Elderly families	87	2.17%	
Families with Disabilities	410	10.22%	
Black	3,927	98.53%	
White	52	1.3%	
American Indian/Native Alaskan	6	.15%	
Hispanic	0	0%	
Asian	1	.02%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	465	11.59%	N/A
1 BR	2,167	54.03%	N/A
2 BR	1,213	30.23%	N/A

<b>Housing Needs of Families on the Waiting List</b>			
Data as of 01/19/00			
3 BR	135	3.36%	N/A
4 BR	27	.67%	N/A
5 BR	3	.07%	N/A
5 + BR	2	.05%	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes Yes   N/A			

All references to N/A refer to information that is not available

<b>Housing Needs of Families on the Village at Castleberry Hill Waiting List</b>			
Data as of 01/19/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	431		N/A
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	N/A	N/A	
Families with Disabilities	N/A	N/A	
Black	430	99.98%	
White	1	.02%	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	193	45%	N/A
2 BR	144	33%	N/A
3 BR	94	22%	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5 + BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10 months (June 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

All references to N/A refer to information that is not available

<b>Housing Needs of Families on the Villages of East Lake Waiting List</b>			
Data as of 01/19/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	367		N/A
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	8	2%	
Families with Disabilities	33	9%	
Black	362	99%	
White	5	1%	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	0	0	
Other Race: N/A			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	85	23%	N/A
2 BR	157	43%	N/A
3 BR	101	27%	N/A
4 BR	22	6%	N/A
5 BR	2	.54%	N/A
5 + BR	N/A	N/A	N/A

**Housing Needs of Families on the Villages of East Lake Waiting List**

Data as of 01/19/00

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 17 months (October 21, 1998)

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

All references to N/A refer to information that is not available

<b>Housing Needs of Families on the Summerdale Commons Waiting List</b>			
Data as of 04/12/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,749		N/A
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	33	1.9%	
Families with Disabilities	66	3.8%	
Black	1254	72%	
White	0	0	
American Indian/Native Alaskan	0	0	
Hispanic	264	15%	
Asian	231	12%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	99	5%	N/A
2 BR	990	57%	N/A
3 BR	660	38%	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5 + BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 18 months (September 1998)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

All references to N/A refer to information that is not available

<b>Housing Needs of Families on the Centennial Place Waiting List</b>			
Data as of 01/19/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,107		N/A
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	155	14%	
Families with Disabilities	66	6%	
Black	1,019	92%	
White	11	1%	
American Indian/Native Alaskan	0		
Hispanic	11	1%	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5 + BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 14 months (February 26, 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

All references to N/A refer to information that is not available

Housing Needs of Families on the Magnolia Park Waiting List			
Data as of 04/05/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	443		N/A
Extremely low income <=30% AMI	318	72%	
Very low income (>30% but <=50% AMI)	110	25%	
Low income (>50% but <80% AMI)	15	3%	
Families with children	281	63%	
Elderly families	11	2.5%	
Families with Disabilities	64	14.5%	
Black	440	99%	
White	3	1%	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	84	19%	N/A
2 BR	286	64.5%	N/A
3 BR	73	16.5%	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5 + BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5 months (December 12, 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Columbia Village Waiting List			
Data as of 04/03/00			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	163		N/A
Extremely low income <=30% AMI	110	67.5%	
Very low income (>30% but <=50% AMI)	47	28.8%	
Low income (>50% but <80% AMI)	6	3.7%	
Families with children	148	90.8%	
Elderly families	10	6.1%	
Families with Disabilities	14	8.6%	
Black	161	98.8%	
White	1	0.6%	
American Indian/Native Alaskan	1	0.6%	
Hispanic	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	N/A	N/A	N/A
1 BR	N/A	N/A	N/A
2 BR	105	64.4%	N/A
3 BR	47	28.8%	N/A
4 BR	11	6.8%	N/A
5 BR	N/A	N/A	N/A
5 + BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months) 4 months (December 2, 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

All references to N/A refer to information that is not available

Note: For the purposes of the following chart, "Annual Turnover" is defined as the percentage obtained by dividing (a) the difference between the number of applicants on the Section 8 waiting list on August 2, 1999 and the number of applicants on the Section 8 waiting list on

January 14, 2000 by (b) the number of applicants on the Section 8 waiting list on August 2, 1999.

This calculation is for an estimated 5 month period and is based on actual numbers.

<b>Housing Needs of Families on the Waiting List</b>			
Data as of 01/14/00			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,700		29.37%
Extremely low income <=30% AMI	7,702	80%	
Very low income (>30% but <=50% AMI)	1,630	16%	
Low income (>50% but <80% AMI)	187	2%	
Families with children	7,566	86%	
Elderly families	305	2%	
Families with Disabilities	1,445	11%	
Black	9,621	98%	
White	47	.49%	
American Indian/Native Alaskan	0	0	
Hispanic	0	0	
Asian	3	.04%	
Other Race	9	.39%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5 + BR			

**Housing Needs of Families on the Waiting List**

Data as of 01/14/00

Is the Section 8 waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 8 months (August 6, 1999)

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No

Yes

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
  - Add to the City of Atlanta's affordable housing opportunities through the development and/or acquisition of housing to be used in mixed-finance, mixed-income communities (including low income housing tax credit, public housing and market-rate units).
  - Seek replacement of public housing units that have been demolished.
  - Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside areas of poverty concentration.
  - More effectively use the current housing stock by devising programs which will place selected overhoused families into units for their family size.

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

- Explore and develop assisted living opportunities.
- Enrich supportive services for the elderly.
- AHA may also seek mixed-designations of its communities.

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
  - AHA uses various methods including the media, fliers and other outreach activities, to advertise the availability of public housing units and Section 8 vouchers. Each site-based waiting list opening is advertised according to the applicable HUD approved Affirmative Fair Housing Marketing Plan for that community.

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources [24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$31,458,354	
b) Public Housing Capital Fund (budget included)	20,547,419	
c) HOPE VI Revitalization	35,000,000	
d) HOPE VI Demolition	4,500,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	68,776,461	
f) Public Housing Drug Elimination Program (including and Technical Assistance funds)	2,287,601	
g) Resident Opportunity and Self-Sufficiency Grants	500,000	
h) Community Development Block Grant	25,000	
i) HOME	N/A	
Other Federal Grants (list below)		
j) Section 8 New Construction and Substantial Rehabilitation	4,489,409	
<b>2. Prior Year Federal Grants (projected unobligated funds as of 07/01/00 only)</b>		
a) Comprehensive Grant Programs	22,932,133	
b) HOPE VI Revitalization	54,000,000	
c) HOPE VI Demolition	4,247,391	
d) Public Housing Drug Elimination Program	2,287,601	
<b>3. Public Housing Rental Income</b>		
a) Dwelling Rental Income	16,647,726	
<b>4. Other Income</b>		
a) Interest Income	900,000	Public Housing Operations
b) Commercial Leases	201,828	Public Housing Operations
d) Home Improvement Loan Program	24,800	Other
<b>5. Non Federal Sources</b>		
a) Energy Contract	2,040,000	Public Housing Capital Improvements

b) City Infrastructure Improvements	5,000,000	Other
c) Loan Repayments	318,765	Other
d) Turnkey III Homebuyers Program	600,000	Other
e) FAF Bond Savings	1,555,406	Other
f) Mark-to-Market Contract	158,750	Other
g) Contract Administration	460,000	Other
h) Development Activity	1,207,259	Other
i) Empowerment Zone Grant	200,000	Other
<b>TOTAL RESOURCES</b>	<b>\$280,365,903</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time: varies, depending on bedroom size requested and other factors)
- Other: (describe)

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

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

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

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

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

##### **(2) Waiting List Organization**

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

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

- That certain Mixed-Finance, Mixed-Income Community Addendum to the AHA Site Based Waiting List Policy adopted by the Board of Commissioners on June 25, 1999 along with that certain AHA Site Based Waiting List Policy adopted by the Board of Commissioners on December 9, 1996, are hereby incorporated by reference and hereby made a part hereof.

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

- Site-based waiting lists are used at the mixed-income, mixed-finance communities. Applicants may apply directly to the communities when the waiting lists are open. Information on these communities and their application procedures is provided in the AHA Central Applications Office.

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

1. How many site-based waiting lists will the PHA operate in the coming year?<sup>10</sup>

- AHA will not operate but will monitor site-based waiting lists in the following 10 communities: Villages of East Lake, Magnolia Park, Centennial Place, Carver Homes, Kimberly Courts, West End, Summerdale Commons, Villages of Castleberry Hill, and Columbia Village. AHA reserves the right to add to this list any mixed-income, mixed-finance community developed, acquired, or purchased during this annual Plan year, including without limitation, Harris Homes, Perry Homes, Carver Homes or Columbia Chalet.

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

If yes, how many lists? 3 ( at least three new lists)

However, AHA reserves the right to add any mixed-income, mixed-finance communities developed, acquired, or purchased during this annual plan period.

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
  - Applications or referral cards are generally distributed from the AHA main applications office when site-based lists are open.

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

- Applicants to site-based waiting lists are provided one offer of housing within the community. Applicants may apply to more than one community, if so desired.

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

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

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

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

Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

- All communities

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)  
Local Preferences

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

- Market to working families with a broader range of incomes.

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
  - All AHA communities.

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
  - All AHA communities.

## B. Section 8

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

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

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)
  - Name and address of current landlord.

## **(2) Waiting List Organization**

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
  - Family Unification Program
  - Mainstream People with Disabilities
  - Welfare-to-Work

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

- PHA main administrative office for Section 8
- Other (list below)
  - During the Section 8 open waiting list period, 18 local agencies served as application distribution sites. In addition to on-site drop off services, applications could also be returned to the AHA main administrative office by U.S. mail.

## **(3) Search Time**

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

If yes, state circumstances below:

- Effective October 20, 1999, all families that receive a Housing Choice voucher are provided 120 days for the housing search. Additionally, the Section 8 Administrative Plan provides certain circumstances under which the period may be tolled or extended.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Applicants who are existing public housing residents and households currently on AHA's public housing waiting list who have expressed an interest in moving to units under a project-based certificate program housing assistance payment contract.
  - Applicants who are existing public housing residents and who have been involuntarily displaced by government action of AHA.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
  - Applicants who are existing public housing residents and households currently on AHA’s public housing list who have expressed an interest in moving to units under a project-based certificate program housing assistance payment contract.
  - Applicants who are currently public housing residents and who have been involuntarily displaced by government action of AHA.

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

Date and time of application

Drawing (lottery) or other random choice technique

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

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

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices  
 Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The discretionary minimum rent hardship exemption policy is contained in the AHA Admissions and Continued Occupancy Policy.

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

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

- AHA reserves the right to set rents at a fixed amount or reduced percentage of less than 30% of adjusted income for hard to rent apartments based on unit size, location, and/or amenities.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

- Other (list below)
- Ceiling rents are used at AHA mixed-income, mixed-finance communities because the communities are financed in part by the use of low-income housing tax credits. All units financed with these tax credits are required to have a ceiling rent.

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
- Ceiling rents will be established in accordance with Section 42 of the Internal Revenue Code of 1986, as amended, because the mixed-income, mixed-finance communities are financed in part with low-income housing tax credits. Each mixed-finance, mixed-income community establishes ceiling rents according to Section 42.

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)
- Any time the family experiences an income decrease

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

**(2) Flat Rents**

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

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): Market-based rent analysis completed by a real estate firm for the mixed-income, mixed-finance communities.

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies .

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

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

Note: AHA will use 110% of the FMR in low poverty census tracts, as previously approved by HUD.

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)
- AHA will use 110% of the FMR in low poverty census tracts, as previously approved by HUD.

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

- Annually

Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
  - Reduction in the number of families served due to depletion of budgeted housing assistance funds.

## **(2) Minimum Rent**

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

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

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

- Information provided in the Section 8 Administrative Plan

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  
- (2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) FY 2000 Capital Fund Program Annual Statement

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: FY 2000 Capital Fund Program Five-Year Action Plan)

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name: Carver Homes
2. Development (project) number: GA06URD006I198 – Revitalization Grant
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway.

1. Development name: Techwood / Clark Howell (Centennial Place)
2. Development (project) number: GA06URD006I193 (All Phases) - Revitalization Grant
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway.

1. Development name: Perry Homes
2. Development (project) number: GA06URD006I196 - Revitalization Grant
3. Status of grant: (select the statement that best describes the current status)

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

1. Development name: Harris Homes
2. Development (project) number: GA06URD006R199 - Revitalization Grant
3. Status of grant: (select the statement that best describes the current status)

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

**HOPE VI Demolition Grants:**

1. Development name: Carver Homes
2. Development (project) number: GA06URD006I296 - Demolition Grant
3. Status of grant:  
Activities underway pursuant to an approved demolition application.

1. Development name: Perry Homes
2. Development (project) number: GA06URD006I298 - Demolition Grant
3. Status of grant:  
Activities underway pursuant to an approved demolition application.

**Non-HOPE VI Development Activities:**

1. Development name: Columbia Village
2. ACC number: GA06P006081
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed-finance development proposal underway.

1. Development name: Summerdale Commons Phase I
2. ACC number: GA06P006070
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: Summerdale Commons Phase II
2. ACC number: GA06P006079
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: John Eagan Homes (Magnolia Park) Phase I
2. ACC number: GA06P006082
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: John Eagan Homes (Magnolia Park) Phase II
2. ACC number: GA06P006923-91
3. Status of grant:  
Development proposal to be submitted during the Plan year.

1. Development name: John Hope Homes (The Village at Castleberry Hill) Phase I
2. ACC number: GA06P006923-91
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: John Hope Homes (The Village at Castleberry Hill) Phase II
2. ACC number: GA06P006061
3. Status of grant:

Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: East Lake Meadows (The Villages of East Lake) Phase I  
2. ACC number: GA06P006065  
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: East Lake Meadows (The Villages of East Lake) Phase II  
2. ACC number: GA06P006078  
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

1. Development name: West End  
2. ACC number: To be determined  
3. Status of grant:  
Mixed-Income, mixed-finance development proposal pending approval.

1. Development name: Kimberly Courts Phase I  
2. ACC number: GA06P006083  
3. Status of grant:  
Activities pursuant to an approved mixed-income, mixed finance development proposal underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below: Capitol Homes

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Columbia Village
- Summerdale Commons

- John Eagan Homes (Magnolia Park)
- John Hope Homes (The Village at Castleberry Hill)
- East Lake Meadows (The Villages of East Lake)
- West End
- Kimberly Courts
- Columbia Chalet
- Additionally, AHA plans to participate in one on one or more off-site, mixed-financed mixed-income replacement housing developments during the Plan year. The exact locations are yet to be determined.

**Continuance with the HOPE VI communities:**

- Carver Homes
- Techwood / Clark Howell (Centennial Place)
- Perry Homes
- Harris Homes
- Columbia High Point Estates
- Additionally, AHA plans to participate in one on one or more off-site, mixed-financed mixed-income replacement housing developments during the Plan year. The exact locations are yet to be determined.

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- Columbia Village
- Summerdale Commons
- John Eagan Homes (Magnolia Park)
- John Hope Homes (The Village at Castleberry Hill)
- East Lake Meadows (The Villages of East Lake)
- West End
- Kimberly Courts
- Columbia Chalet
- Additionally, AHA plans to participate in one on one or more off-site, mixed-financed mixed-income replacement housing developments during the Plan year. The exact locations are yet to be determined.

**Continuance with the HOPE VI communities:**

- Carver Homes
- Techwood / Clark Howell (Centennial Place)

- Perry Homes
- Harris Homes
- Columbia High Point Estates
- Additionally, AHA plans to participate in one on one or more off-site, mixed-financed mixed-income replacement housing developments during the Plan year. The exact locations are yet to be determined.

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Herndon Homes – Disposition
1b. Development (project) number: GA06P006005R2
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>12/04/00</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 31/08/00 b. Projected end date of activity: 31/08/00

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Central Warehouse – Disposition	
1b. Development (project) number: GA06P006025	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or <b>planned</b> for submission: <u>(31/03/01)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/06/01	
b. Projected end date of activity: 30/06/01	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Perry Homes – Disposition	
1b. Development (project) number: GA06P006008	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/06/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 01/07/00	
b. Projected end date of activity: 03/01/02	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Perry Homes – Demolition (Residential)	
1b. Development (project) number: GA06P006008	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(06/06/96)</u>	
5. Number of units affected: 944	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Initial start date 05/11/99; Suspended demolition, 2 <sup>nd</sup> start date 06/11/00 b. Projected end date of activity: 08/03/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Perry Homes – Demolition (Non-Residential)	
1b. Development (project) number: GA06P006008	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/06/96)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 30/09/00 b. Projected end date of activity: 08/03/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: McDaniel Glen – Disposition	
1b. Development (project) number: GA06P006016	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or <b>planned</b> for submission: <u>(31/07/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/12/00	
b. Projected end date of activity: 31/12/00	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Harris Homes – Disposition	
1b. Development (project) number: GA06P006007	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or <b>planned</b> for submission: <u>(10/06/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/09/00	
b. Projected end date of activity: 24/09/04	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Harris Homes – Demolition
1b. Development (project) number:	GA06P006007
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or <b>planned</b> for submission:	<u>(28/07/99)</u>
5. Number of units affected:	510
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/06/00 b. Projected end date of activity: 30/09/01

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Carver Homes
1b. Development (project) number:	GA06P006006
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(05/04/00)</u>
5. Number of units affected:	0
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 30/06/00 b. Projected end date of activity: 04/07/03

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Carver Homes (Residential)	
1b. Development (project) number: GA06P006006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(07/01/97)</u>	
5. Number of units affected: 990	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/06/99	
b. Projected end date of activity: 20/05/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Carver Homes – Demolition (non-residential)	
1b. Development (project) number: GA06P006006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(05/04/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/09/00	
b. Projected end date of activity: 31/03/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Facilities Maintenance Shop (Humphries Street)	
1b. Development (project) number: GA06P006016	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(31/12/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/03/01	
b. Projected end date of activity: 31/03/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Facilities Maintenance Shop (743 McDaniel Street)	
1b. Development (project) number: GA06P006060 or GA06P006051	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(31/12/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 31/03/01	
b. Projected end date of activity: 31/03/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Leila Valley
1b. Development (project) number:	GA06P006029
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/04/00)</u>
5. Number of units affected:	5
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 31/07/00 b. Projected end date of activity: 30/09/00

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Kimberly Courts (Phases II and III) 1b. Development (project) number: GA06P006036
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(28/06/96)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 15/12/00 b. Projected end date of activity: 15/03/02

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Techwood/Clark Howell Homes (Cupola Building) 1b. Development (project) number: GA06P006001 / GA06P006009
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/05/95)</u>
5. Number of units affected: 14
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 15/06/00 b. Projected end date of activity: 15/06/00

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: John Eagan Homes (Phase II)	
1b. Development (project) number: GA06P006005RI	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(29/09/95)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 15/09/00 b. Projected end date of activity: 15/09/00	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Techwood/Clark Howell Homes (Carnegie Librarie)	
1b. Development (project) number: GA06P006001 / GA 06P006009	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(12/05/95)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 15/05/00 b. Projected end date of activity: 15/05/00	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Gilbert Gardens Annex
1b. Development (project) number:	GA06P006033
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(14/06/96)
5. Number of units affected:	48
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/05/00 b. Projected end date of activity: 31/07/00

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

[24 CFR Part 903.7 9 (i)]

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

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

**2. Activity Description**

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

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

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### **2. Activity Description**

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

Section 2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

## A. PHA Coordination with the Welfare (TANF) Agency

### 1. Cooperative agreements:

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

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

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

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

## B. Services and programs offered to residents and participants

### (1) General

#### a. Self-Sufficiency Policies

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

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



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

### C. Welfare Benefit Reductions

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

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
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## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79 (m)]

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

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

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

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

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

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

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

**C. Coordination between PHA and the police**

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

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

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

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

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: AHA-Public Housing Drug

Elimination Program 2000

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

AHA has created and implemented its Pet Policy based on the provisions of the Quality Housing and Work Responsibility Act of 1998.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance and will be mailed to the local Atlanta, Georgia office of the Department of Housing and Urban Development.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
  
2. (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 4
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?  
06/30/00

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) Protocol, Summary and Comments of the Resident Advisory Boards

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

- Through numerous consultation sessions with the Resident Advisory Boards, AHA considered and evaluated Board members' comments and to the extent consistent with the direction of AHA, incorporated those comments within the Plan during the planning process. AHA also considered and evaluated public comments from the QHWRA Public Hearing and incorporated those comments where consistent with the strategic direction of AHA.

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

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

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

- Members of the AHA Board of Commissioners are appointed by the Mayor of the City of Atlanta, Georgia according to State law. Two Commissioners must be residents served by AHA.

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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

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

1. Consolidated Plan jurisdiction: City of Atlanta, Georgia

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - AHA works closely with the City of Atlanta to develop affordable housing options and opportunities for City of Atlanta residents. During the 2000 - 2004 Consolidated Plan planning process, AHA worked with the City of Atlanta and other community based organizations, developing affordable housing strategies to assist low-income families within

the City of Atlanta and the metropolitan area. AHA will continue providing affordable housing alternatives within its jurisdiction.

Other: (list below)

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

- The City of Atlanta, Georgia's 2000-2004 Consolidated Plan supports the AHA Agency Plans by taking actions and making commitments to create and maintain affordable housing conditions for extremely low and low-income individuals and families. Specifically, the Consolidated Plan addresses the goals and objectives of AHA to: 1) improve existing housing stock; 2) increase new affordable housing opportunities; 3) support neighborhood preservation and development; and 4) support other affordable housing initiatives.

#### **D. Other Information Required by HUD**

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

### **AHA Amendments to the Annual and Five-Year Agency Plans**

#### AHA Five-Year Agency Plan

AHA may make changes to the Five-Year Agency Plan without completing the entire Plan document without a public hearing or resident consultation provided that such changes do not constitute a "substantial deviation" or "significant amendment or modification" to the Five-Year Agency Plan as hereinafter defined. A "substantial deviation" or "significant amendment or modification" to the Five-Year Agency Plan is defined as changes, modifications or amendments to the Five-Year Agency Plan that materially and significantly modify AHA's goals listed in Section B of the Five-Year Agency Plan. A change in AHA's objectives or strategies in reaching those goals will not be considered a "substantial deviation" or "significant amendment or modification."

#### AHA Annual Plan

AHA may make changes to the Annual Plan without completing the entire Plan document without a public hearing or resident consultation provided that such changes do not constitute a "substantial deviation" or "significant amendment or modification", as hereinafter defined. A "substantial deviation" or "significant amendment or modification" to the Annual Plan is defined as changes that will result in a "substantial deviation" or "significant amendment or modification" to the Five-Year Agency Plan (as

those terms are defined in the paragraph above). Notwithstanding the foregoing, AHA may, from time to time, make changes in the Annual Plan and any attachments thereto in order to maximize the flexibility provided for in the regulations of the programs administered by AHA and included in the Annual Plan and such changes shall not be considered a “substantial deviation” or a “significant amendment or modification.” Specifically, AHA anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment from time to time, and such changes shall not be deemed to be a “substantial deviation or a “significant amendment or modification” to the Annual Plan.

## **Increasing Public Participation**

AHA has consistently included AHA residents in the planning and implementation of the Agency Plans. Inclusion of residents occurred through the formation of three resident advisory boards. AHA sought additional public participation with its Plans through the publication of notices announcing the availability of the Agency Plans for a 45-day public review process in local Atlanta, Georgia newspapers. During the 45-day public review period, AHA increased the public’s interest in participating in the Public Hearing by distributing notices using various methods, including:

- Mailings to each public housing head of household
- Mailings to each Section 8 head of household
- Mailings to local government offices
- Mailings to community leaders from the public and private sectors
- Posting of a notice announcing the Public Hearing at the main offices of the AHA
- Copies of such notices were provided to the Section 8 Family Self-Sufficiency Program
- Copies of such notices were provided to the numerous AHA sponsored self-sufficiency programs
- Press Releases to the media.

AHA used these and other measures to encourage broad public participation during the 45-day public review period and at the Public Hearing. The fact that 573 people attended the Public Hearing is evidence of the success of AHA’s outreach to the public.

## **A Listing of Attachments**

### **Required:**

- A.1 Admissions Policy for Deconcentration
- A.2 FY 2000 Capital Fund Program Annual Statement
- A.3 FY 2000 Capital Fund Program Five-Year Action Plan
- A.4 AHA Public Housing Drug Elimination Program 2000

### **Optional:**

- A.5 Protocol, Summary and Comments of the Resident Advisory Boards
- A.6 Annual and Five-Year Agency Plan Comments
- A.7 AHA Flat Rate Rent Schedule
- A.8 Mixed-Income, Mixed-Finance Communities Ceiling Rate Rent Schedule Based Upon Tax Credit Levels
- A.9 Mixed-Income, Mixed-Finance Community Site-Based Waiting List Policy Addendum

## **ATTACHMENTS**

### **A.1**

## **ECONOMIC DECONCENTRATION AND INCOME MIXING POLICY**

### **1. ECONOMIC DECONCENTRATION AND INCOME MIXING POLICY<sup>1</sup>.**

#### **A. Purpose.**

This Economic Deconcentration and Income Mixing Policy (“Deconcentration Policy”) reaffirms the commitment of The Housing Authority of the City of Atlanta, Georgia (“AHA”) to provide for deconcentration of poverty and income mixing as required by the *Quality Housing and Work Responsibility Act of 1998* (“QHWRA”) and the *Quality Housing and Work Responsibility Act of 1998; Initial Guidance; Notice* issued by the United States Department of Housing and Urban Development (“HUD”) on February 18, 1999.

#### **B. Scope.**

This Deconcentration Policy shall apply to all communities of public housing actually managed by AHA staff or managed under separate private management or special housing agreements between a private management company and AHA. This

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<sup>1</sup>This *Economic Deconcentration and Income Mixing Policy* was approved in its original form by AHA’s Board of Commissioners at its June 16, 1999 regular meeting.

Deconcentration Policy shall not strictly apply to those communities where the public housing units are under separate HUD endorsed agreements including, but not limited to, Revitalization Agreements, Regulatory and Operating Agreements, HOPE VI Agreements, Development Agreements, or other similar agreements. Deconcentration and incoming mixing at such communities will be prescribed by such documents as well as tax credit related and other financing documents which normally require the communities to house a certain percentage of residents at income levels established under those programs.

**C. References for Deconcentration Policy.**

*Quality Housing and Work Responsibility Act of 1998* (October 21, 1998) (Pub.L. 105-276, 112 Stat.2461).

*Quality Housing and Work Responsibility Act of 1998; Initial Guidance, Notice* (February 18, 1999).

Admissions and Continued Occupancy Policy (September 4, 1996 version).

**D. Deconcentration Policy.**

AHA shall design policies and practices which provide for deconcentration of poverty and income mixing, by, to the extent possible, encouraging residents with higher incomes to choose to move into public housing communities where there is a concentration of lower income residents, and encouraging residents with lower incomes to choose to move into public housing communities where there is a concentration of higher income residents. AHA will address this goal by:

**1. Applicant Offers of Housing.**

When making offers of specific housing units in specific developments to applicants, AHA will consider available means which will best promote the objectives of attaining, to the maximum extent feasible, a resident body in each community that is composed of families with a broad range of incomes and avoiding concentrations of the most economically deprived families with serious social problems. These objectives will be factors taken into consideration: (i) when determining whether to offer a unit to an applicant that qualifies for a local preference, and (ii) when a determination is made to offer the unit to an applicant that qualifies for a local preference, in selecting among such qualified applicants. AHA shall seek to implement its selection procedures in such a manner that the number of residents, in each community, within certain income ranges will, over time, approximate, to the extent possible, the income

distribution based on the Low-Income census information, or other such income distribution as may be necessary to make selected developments more economically viable.

**2. Ranking Preference.**

AHA shall use an Income Ranking Preference in an effort to achieve a broad range of incomes and a resident group, in each community, which promotes a balanced socio-economic mix and fiscal stability. This effort shall be tempered by the realization that each applicant and resident has the right to exercise choices that may not foster AHA's Deconcentration Policy.

**3. Federal Preferences.**

As AHA will focus more specifically on promoting a socio-economic mix and fiscal stability to its communities, AHA will no longer use any of the former Federal Preferences to rank or order applicants on its Waiting List.

**4. Other Programs and Initiatives.**

AHA shall study the appropriateness of implementing other programs and initiatives that are designed to attract the desired economic mix of residents in its communities as may be suggested or authorized by HUD.

**E. Amendments.**

The Executive Director may amend this Deconcentration Policy, at any time, when such amendment(s), in her discretion, are warranted, required or advisable.

**F. Effective Date.**

This Deconcentration Policy was initially effective as of June 16, 1999.

**1-1. Purpose.**

This Economic Deconcentration and Income Mixing Policy ("Policy") reaffirms the commitment of The Housing Authority of the City of Atlanta, Georgia ("AHA") to provide for deconcentration of poverty and income mixing as required by the *Quality Housing and Work Responsibility Act of 1998* ("QHWRA") and the *Quality Housing and Work Responsibility Act of 1998; Initial Guidance; Notice* issued by the United States Department of Housing and Urban Development ("HUD") on February 18, 1999.

**1-2. Scope.**

This Policy shall apply to all communities of public housing actually managed by AHA staff, managed under separate private management or those under special housing agreements between private management companies and AHA. This Policy shall not strictly apply to those communities where the public housing units are under separate HUD endorsed agreements including but not limited to, Revitalization Agreements, Regulatory and Operating Agreements, HOPE VI Agreements, Development Agreements, or other similar agreements. Deconcentration and income mixing at such communities will be prescribed by such documents as well as tax credit related and other financing documents which normally require the communities to house a certain percentage of residents at income levels established under those programs.

### 1-3. **References.**

- A. *Quality Housing and Work Responsibility Act of 1998* (October 21, 1998) (Pub.L. 105-276, 112 Stat.2461).
- B. *Quality Housing and Work Responsibility Act of 1998; Initial Guidance, Notice* (February 18, 1999).
- C. Admissions and Continued Occupancy Policy (September 4, 1996).

### 1-4. **Policy.**

AHA shall design policies and practices which provide for deconcentration of poverty and income mixing by to the extent possible, encouraging residents with higher incomes to choose to move into public housing communities where there is a concentration of lower income residents and encouraging residents with lower incomes to choose to move into public housing communities where there is a concentration of higher income residents. AHA will address this goal by:

#### A. **Applicant Offers of Housing.**

When making offers of specific housing units in specific developments to applicants, AHA will consider available means which will best promote the objectives of attaining, to the maximum extent feasible, a resident body in each development that is composed of families with a broad range of incomes and avoiding concentrations of the most economically deprived families with serious social problems. These objectives will be factors taken into consideration: (i) when determining whether to offer a unit to an applicant that qualifies for a local preference, and (ii) when a determination is made to offer the unit to an applicant that qualifies for a local preference, in selecting among such qualified applicants. AHA shall seek to implement its selection procedures in such a manner that the number of residents, in each development, within certain income ranges will, over time, approximate, to the extent possible, the income distribution based on the Low-Income census information, or other such income distribution as may be necessary to make selected developments more economically viable.

#### B. **Ranking Preference.**

AHA shall use an Income Ranking Preference in an effort to achieve a broad range of incomes and a resident group, in each development, which promotes a balanced socio-

economic mix and fiscal stability. This effort shall be tempered by the realization that each applicant and resident has the right to exercise choices that may not foster AHA's Policy.

**C. Federal Preferences.**

As AHA will focus more specifically on promoting a socio-economic mix and fiscal stability to its communities, AHA will no longer use any of the former Federal Preferences to rank or order applicants on its Waiting List.

**D. Other Programs and Initiatives.**

AHA shall study the appropriateness of implementing other programs and initiatives that are designed to attract the desired economic mix of residents in its communities as may be suggested or authorized by HUD.

**1-5. Amendments.**

The Executive Director may amend this Policy, at any time, when such amendment(s), in her discretion, are warranted, required or advisable.

**1-6. Effective Date.**

This Policy shall be effective as of June 16, 1999.

**A.2**

**FY 2000 Capital Fund Program Annual Statement**

**PHA Plan  
Table Library**

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

Annual Statement

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number            FFY of Grant Approval: 07/01/00

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$ 4,526,065.00
4	1410 Administration	\$ 1,710,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$ 1,800,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	\$ 1,236,865.00
10	1460 Dwelling Structures	\$10,178,756.00
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$ 95,733.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$1,000,000.00
18	1498 Mod Used for Development	

19	1502 Contingency	
20	<b>Amount of Annual Grant ( Sum of lines 2-19)</b>	\$20,547,419.00
21	Amount of line 20 Related to LBP Activities	\$ 102,000.00
22	Amount of line 20 Related to Section 504 Compliance	\$ -
23	Amount of line 20 Related to Security	\$ 2,203,809.00
24	Amount of line 20 Related to Energy Conservation Measures	\$ -

## Annual Statement

### Capital Fund Program (CFP) Part II: Supporting Table

Development Estimated Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<b>GA6-004</b>	<b>Grady Homes</b>		
	Site Improvements: Sewer/Storm Water Drainage	1450	\$575,865.00
<b>GA6-012</b>	<b>Bowen Homes</b>		
	Site Improvements	1450	\$631,000.00
	Unit Rehab: Interior Improvements and associated work	1460	\$1,778,000.00
	Building Envelope: Windows, roofs, entrance doors, tuck pointing and associated work	1460	\$1,440,000.00
<b>GA6-016</b>	<b>McDaniel Glenn</b>		
	Unit Rehab: Interior Improvements and associated work	1460	\$3,124,031.00
	Lead Management	1460	\$102,000.00
<b>GA6-020</b>	<b>Hollywood Court</b>		
	Unit Rehab: Interior Improvements and associated work	1460	\$1,326,725.00
<b>GA6-025</b>	<b>Georgia Avenue</b>		

	Building Envelop: Windows, roofs, entrance doors, tuck pointing and associated work	1460	\$70,000.00
	Unit Rehab: Interior Improvements and associated work	1460	\$400,000.00
<b>GA6-030</b>	<b>East Lake High Rise</b>		
	Site Improvements	1450	\$30,000.00
	Unit Rehab: Interior Improvements and Associated Work	1460	\$375,000.00
	Building Envelop: Windows, roofs, entrance doors, tuck pointing and associated work	1460	\$340,000.00
	Building Envelop: Roof	1460	\$125,000.00
<b>GA6-064</b>	<b>Cosby Spear Towers</b>		
	Unit Rehab: Interior Improvements and Associated Work	1460	\$398,000.00
	Building Envelop: Windows, roofs, entrance doors, tuck pointing and associated work	1460	\$450,000.00
	Building Envelop: Roof	1460	\$250,000.00
<b>GA6-999</b>	<b>Authority Wide</b>		
	Administrative Costs	1410	\$1,710,000.00
	Program Manager	1430	\$1,800,000.00
	Computer Hardware	1475	\$95,733.00
	Designated Housing	1495	\$1,000,000.00
<b>Grand</b>			<b>\$16,021,354.00</b>

## Annual Statement

### Capital Fund Program (CFP) Part II: Supporting Table Management Improvements

Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Development Estimated Cost	Total
001	Augment strategic Audit Plan by outsourcing the Internal Audit and use of Fee Accountant as necessary in GAAP conversion and of new staff augmentation during system conversion.	1408	\$40,000.00	
002	Resident Services & Economic Development Division: Develop and implement an aggressive Welfare Reform Outreach Program.	1408	\$75,000.00	
005AB	Provide a comprehensive maintenance program designed to teach participants to understand and control their workload, evaluate their performance and accomplish work efficiently	1408	\$20,000.00	
005AC	Develop and implement a Bidders/Proposers training program for agents of AHA.	1408	\$10,000.00	
006	Develop a system for tracking crime and crime related problems (Part I & II crimes based on FBI's UCR system).	1408	\$6,000.00	
007	Applicant screening for criminal activity, eviction from public housing for drug/alcohol-related activity	1408	\$60,000.00	
008	Continue intense internal monitoring to improve performance under PHAS, fund staff positions and the development of tracking systems.	1408	\$95,000.00	
009	Fund a position to develop, implement and maintain procedures for AME reporting and oversight	1408	\$40,000.00	
010	Continue current efforts to improve tenant selection, occupancy and eviction process.	1408	\$42,500.00	
016	Develop and implement an agency-wide long term strategic and business plan.	1408	\$50,000.00	

018	Continue to implement a comprehensive records management program.	1408	\$57,000.00
020	Purchase additional software license to standardize software used throughout the AHA.	1408	\$50,000.00
021	Develop and maintain staff newsletter, agency web page, and centralized calendar of events (electronic or print) to disseminate information throughout the agency.	1408	\$60,000.00
024	Provide financial management training for staff.	1408	\$8,000.00
025	Continue funding Manager Financial Reporting position and Records Coordinator position.	1408	\$85,000.00
029	Protective Services personnel costs	1408	\$700,000.00
030	Resident Services CFP support staffing costs	1408	\$389,756.00
031	Continue the following resident programs: WFEP and Assistance to Senior/Disabled Residents	1408	\$750,000.00
032	Security contract costs	1408	\$1,253,809.00
034	Fund five positions in the Information Mgt. Services Department (IMS) in the capacity of Network Administrator, Senior Programmer Analyst, Training Coordinator and (2) Programmer Analysts.	1408	\$312,000.00
038	Systems Operations: Develop and fund an internal services department that provides cohesiveness throughout the AHA for its many systems	1408	\$160,000.00
039	Fund staff position to improve/facilitate AHA's Community and Governmental Relations	1408	\$75,000.00
040	Fund a staff position to manage and coordinate the CFP Program.	1408	\$72,000.00

## Annual Statement

### Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
GA6-004 Grady Homes	6/30/02	6/30/04
GA6-012 Bowen Homes	6/30/02	6/30/04
GA6-016 McDaniel Glenn	6/30/02	6/30/04
GA6-020 Hollywood Court	6/30/02	6/30/04
GA6-025 Georgia Avenue	6/30/02	6/30/04
GA6-030 East Lake High Rise	6/30/02	6/30/04
GA6-064 Cosby Spear Towers	6/30/02	6/30/04
GA6-999 Authority Wide	6/30/02	6/30/04

### A.3

#### FY 2000 Capital Fund Program Five-Year Action Plan (Component 7)

#### 5-Year Action Plan for Capital Fund (Component 7)

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Development Number</b> <b>Development Name (or indicate PHA Wide)</b>		
<b>GA6-003</b> <b>Capitol Homes</b>		
Lead Management	\$84,917.00	7/1/01
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and	\$1,803,105.00	7/1/01

associated work		
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$1,885,414.00	7/1/02
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$434,320.00	7/1/03
Site Improvements: Mail Boxes	\$60,506.00	7/1/03
Site Improvements: Parking, Paving & Signage	\$1,085,800.00	7/1/03
Site Improvements - Landscaping and erosion control	\$868,640.00	7/1/03
Site Improvements: Recreation / Play Areas	\$325,740.00	7/1/03
Lead Management	\$250,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$6,798,442.00</b>	
<b>GA6-004          Grady Homes</b>		
Site Improvements - Landscaping and erosion control	\$926,048.00	7/1/02
Site Improvements: Sewer/Storm Water Drainage	\$2,035,299.00	7/1/03
Site Improvements: Sewer/Storm Water Drainage	\$626,541.00	7/1/04
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$495,000.00	7/1/04
Lead Management	\$235,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$4,317,888.00</b>	
<b>GA6-008          Perry Homes</b>		
Mod Used for Development	\$4,440,410.00	7/1/01
Mod Used for Development	\$2,067,537.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$6,507,947.00</b>	
<b>GA6-010          University Homes</b>		
HVAC:Upgrade Heating System	\$2,000,000.00	7/1/01
Lead Management	\$105,095.00	7/1/01
HVAC: Dwelling Units	\$450,478.00	7/1/02
Site Improvements - Lighting, parking lot, recreation area, public space	\$83,078.00	7/1/02

and associated work		
Site Improvements: Sewer/Storm Water Drainage	\$1,523,525.00	7/1/03
Site Improvement: Sewer/Storm Water Drainage	\$1,018,865.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$5,181,041.00</b>	

**GA6-011 Antoine Graves**

Site Improvements - Landscaping and erosion control	\$42,976.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$42,976.00</b>	

**GA6-012 Bowen Homes**

Lead Management	\$151,299.00	7/1/01
Unit Rehab: Interior improvements and associated work	\$1,302,377.00	7/1/01
Unit Rehab: Interior Improvements and associated work - Kitchens, Bathrooms, Living Rooms, Bedrooms	\$710,794.00	7/1/02
Site Improvements - Landscaping and erosion control	\$822,968.00	7/1/02
Site Improvements - Landscaping and erosion control	\$309,453.00	7/1/03
ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$37,004.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$986,030.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$325,740.00	7/1/03
Lead Management	\$130,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$4,775,665.00</b>	

**GA6-013 John O. Chiles**

Management / Maintenance / Community Facilities, public rest rooms, community kitchens and associated work	\$145,801.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$1,125,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,270,801.00</b>	

**GA6-014 Palmer House**

ADA/504 Compliance - Non-Residential Areas - Work necessary to comply with ADA/504 requirements	\$118,657.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$118,657.00</b>	
<b>GA6-016      McDaniel Glenn</b>		
ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$19,433.00	7/1/02
Site Improvements - Landscaping and erosion control	\$865,505.00	7/1/02
Lead Management	\$224,000.00	7/1/04
Unit Rehab: Interior Improvements and associated work	\$3,553,892.00	7/1/04
Building Envelop: Exterior Painting	\$50,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$4,712,830.00</b>	
<b>GA6-017      Thomasville Heights</b>		
Unit Rehab: Interior Improvements and associated work	\$133,519.00	7/1/01
Site Improvements - Landscaping and erosion control	\$231,874.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$365,393.00</b>	
<b>GA6-020      Hollywood Court</b>		
Unit Rehab: Interior Improvements and associated work	\$1,111,909.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,111,909.00</b>	
<b>GA6-023      Englewood Manor</b>		
Site Improvements - Landscaping and erosion control	\$588,521.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$588,521.00</b>	
<b>GA6-024      U-Rescue Villa</b>		
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$361,044.00	7/1/02
Unit Rehab: Interior Improvements and associated work	\$325,740.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$325,740.00	7/1/03
Lead Management	\$70,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,082,524.00</b>	

**GA6-025 Georgia Avenue**

Management / Maintenance / Community Facilities, public rest rooms, community kitchens and associated work	\$111,915.00	7/1/01
Unit Rehab: Interior Improvements and associated work	\$759,069.00	7/1/01
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$53,525.00	7/1/01

Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$8,072.00	7/1/02
Unit Rehab: Interior Improvements and associated work - Kitchens, Bathrooms, Living Rooms and Bedrooms	\$255,578.00	7/1/02
Unit Rehab: Kitchen Mod - Replace cabinets	\$16,938.00	7/1/03
Site Improvements	\$27,145.00	7/1/03
Site Improvements: Resurface Parking Lot	\$21,716.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,253,958.00</b>	
<b>GA6-026 Graves Annex</b>		
ADA/504 Compliance - Non-Residential Areas: Work necessary to comply with ADA/504 requirements	\$37,544.00	7/1/02
ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$29,927.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$67,471.00</b>	
<b>GA6-028 Bankhead Courts</b>		
Site Improvements: Clean (Video) Underground Sewer Lines	\$80,349.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$80,349.00</b>	
<b>GA6-029 Leila Valley</b>		
Site Improvements - Landscaping and erosion control	\$1,127,216.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,127,216.00</b>	
<b>GA6-031 Jonesboro South</b>		
Site Improvements - Landscaping and erosion control	\$574,830.00	7/1/02
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$271,787.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$846,617.00</b>	
<b>GA6-032 Jonesboro North</b>		
Site Improvements - Landscaping and erosion control	\$271,589.00	7/1/02
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$271,589.00</b>	

**GA6-037 Herndon Homes**

ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$97,164.00	7/1/02
Unit Rehab: Interior Improvements and associated work	\$217,160.00	7/1/03
Lead Management	\$128,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$442,324.00</b>	

**GA6-043 Juniper-10th**

ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$77,732.00	7/1/02
ADA/504 Compliance - Non-Residential Areas: Work necessary to comply with ADA/504 requirements	\$12,631.00	7/1/02
Site Improvements: Redesign Parking Lot	\$224,761.00	7/1/03
Unit Rehab: Kitchens - Replace Countertops	\$244,305.00	7/1/03
Non-Residential Areas: Management Office / Public Areas	\$76,006.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$172,642.00	7/1/03
Unit Rehab: Replace Closet Doors	\$103,151.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$911,228.00</b>	

**GA6-045 Peachtree Road**

ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$48,582.00	7/1/02
ADA/504 Compliance - Non-Residential Areas: Work necessary to comply with ADA/504 requirements	\$11,659.00	7/1/02
Site Improvements: Site Definition	\$58,633.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$119,438.00	7/1/03
HVAC: Dwelling Units	\$108,580.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$346,892.00</b>	

**GA6-047 Cheshire Bridge Road**

Site Improvements: Sewers and Associated work	\$158,527.00	7/1/03
Site Improvements: Resurface Parking Lot	\$24,973.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$154,184.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$810,000.00	7/1/04
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$125,275.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,272,959.00</b>	

**GA6-048      Piedmont Road**

Site Improvements	\$38,003.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$332,255.00	7/1/03
Non-Residential Areas: Public Area Improvements	\$21,716.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$391,974.00</b>	

**GA6-052      Marian Apartments**

Unit Rehab: Interior improvements and associated work	\$157,441.00	7/1/03
Non-Residential Areas: Hallway Lighting	\$30,402.00	7/1/03
HVAC: Computerized Control System	\$11,401.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$600,000.00	7/1/04
Site Improvements	\$125,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$924,244.00</b>	

**GA6-053      Hightower Manor**

HVAC: Dwelling Units	\$112,923.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$81,435.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$108,580.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$302,938.00</b>	

**GA6-054      Barge Road**

Site Improvements: Street Signs, Pedestrian Access	\$36,917.00	7/1/03
Management / Maintenance / Community Facilities, public rest rooms, community kitchens and associated work	\$30,402.00	7/1/03
ME Systems: Plumbing, routing and wash risers	\$92,293.00	7/1/03
Site Improvements: Parking and Paving	\$32,574.00	7/1/03
Building Envelop: Windows, Roofs, Entrance Doors, Tuck Pointing and associated work	\$342,027.00	7/1/03
Site Improvements	\$150,000.00	7/1/04
Building Envelop: Roof	\$100,000.00	7/1/04
Unit Rehab: Interior Improvements and associated work	\$650,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,434,213.00</b>	

**GA6-058      Marietta Road**

Unit Rehab: Interior Improvements and associated work	\$542,900.00	7/1/03
Unit Rehab: Interior Improvements and associated work	\$650,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$1,192,900.00</b>	

**GA6-064      Cosby Spear Towers**

Unit Rehab: Interior improvements and associated work	\$81,435.00	7/1/03
Building Envelope: Roof	\$238,876.00	7/1/03
ME Systems: Plumbing	\$33,476.00	7/1/03
HVAC: Dwelling Units	\$108,580.00	7/1/03
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$462,367.00</b>	

**GA6-999      Authority Wide**

Program Manager Cost Center 372	\$1,500,000.00	7/1/01
Purchase additional hardware for systems/PC upgrades and maintenance	\$197,317.00	7/1/01
Designated Housing - Relocation	\$170,000.00	7/1/01
Administration Costs	\$1,939,500.00	7/1/01

Physical Work to comply with Housing Quality Standards	\$291,950.00	7/1/01
ADA/504 Compliance	\$973,165.00	7/1/01
ADA/504 Compliance - Dwelling Units: Work necessary to comply with ADA/504 requirements	\$436,754.00	7/1/02
Program Manager Cost Center 372	\$1,200,000.00	7/1/02
Administration Costs	\$2,007,597.00	7/1/02
Computer Hardware	\$95,000.00	7/1/02
Physical work to comply with Housing Quality Standards	\$291,493.00	7/1/02
Administration Costs	\$1,891,000.00	7/1/03
Computer Hardware	\$95,000.00	7/1/03
Program Manager Cost Center 372	\$1,000,000.00	7/1/03
Program Manager Cost Center 372	\$1,000,000.00	7/1/04
Designated Housing Relocation	\$830,000.00	7/1/04
Administration Costs	\$1,887,000.00	7/1/04
Computer Hardware	\$95,000.00	7/1/04
<b>Total Estimated Cost Years 2 - 5</b>	<b>\$15,900,776.00</b>	
<b>Grand Total</b>	<b>\$64,104,609.00</b>	

# 5-Year Action Plan for Capital Fund (Component 7)

## Optional 5-Year Action Plan Tables

**Development Number**      **Development Name**  
(or indicate PHA Wide)

### Authority Wide

Description of Needed Management Improvement	Estimated Cost	Planned Start Date (HA Fiscal Year)
001    Augment the Audit Plan by outsourcing Internal Audit		
	\$15,000.00	7/1/01
	\$15,000.00	7/1/02
	\$15,000.00	7/1/03
	\$15,000.00	7/1/04
<b>Task Total</b>	\$60,000.00	
005AB    Maintenance Training		
	\$20,000.00	7/1/01
	\$20,000.00	7/1/02
	\$20,000.00	7/1/03
	\$20,000.00	7/1/04
<b>Task Total</b>	\$80,000.00	
005AC    Procurement Training		
	\$10,000.00	7/1/01
	\$10,000.00	7/1/02
	\$10,000.00	7/1/03
	\$10,000.00	7/1/04
<b>Task Total</b>	\$40,000.00	

006	Develop a system for tracking crime and crime related problems ( Part I & II crimes based on FBI's UCR system).		
		\$6,000.00	7/1/01
		\$6,000.00	7/1/02
		\$6,000.00	7/1/03
		\$6,000.00	7/1/04
	<b>Task Total</b>	<b>\$24,000.00</b>	
007	Applicant screening for criminal activity, eviction from public housing for drug/alcohol-related activity.		
		\$60,000.00	7/1/01
		\$60,000.00	7/1/02
		\$60,000.00	7/1/03
		\$60,000.00	7/1/04
	<b>Task Total</b>	<b>\$240,000.00</b>	
008	Continue intense internal monitoring to improve performance under PHAS, fund staff positions and the development of tracking systems.		
		\$95,000.00	7/1/01
		\$95,000.00	7/1/02
		\$95,000.00	7/1/03
		\$95,000.00	7/1/04
	<b>Task Total</b>	<b>\$380,000.00</b>	
009	Fund a position to develop, implement and maintaint procedures for AME reporting and oversight		
		\$42,000.00	7/1/01
		\$45,000.00	7/1/02
		\$47,000.00	7/1/03
		\$50,000.00	7/1/04
	<b>Task Total</b>	<b>\$184,000.00</b>	
010	Continue current efforts to improve tenant selection, occupancy and eviction process and the development of tracking systems.		

		\$45,000.00	7/1/01
		\$45,000.00	7/1/02
		\$45,000.00	7/1/03
		\$45,000.00	7/1/04
	<b>Task Total</b>	\$180,000.00	
012	Operations - Develop management/operations improvement plan for each development		
		\$30,000.00	7/1/02
		\$30,000.00	7/1/03
	<b>Task Total</b>	\$60,000.00	
015	Develop and implement an agency-wide long term strategic and business plan.		
		\$50,000.00	7/1/01
		\$50,000.00	7/1/02
		\$50,000.00	7/1/03
		\$50,000.00	7/1/04
	<b>Task Total</b>	\$200,000.00	
018	Continue to implement a comprehensive records management program.		
		\$5,000.00	7/1/01
		\$5,000.00	7/1/02
		\$5,000.00	7/1/03
		\$5,000.00	7/1/04
	<b>Task Total</b>	\$20,000.00	
020	Purchase additional software license to standardize software used throughout the AHA.		
		\$50,000.00	7/1/01
		\$50,000.00	7/1/02
		\$50,000.00	7/1/03
		\$50,000.00	7/1/04
	<b>Task Total</b>	\$200,000.00	

021	Develop and maintain staff newsletter, agency web page, and centralized calendar of events (electronic or print) to disseminate information throughout the agency.		
		\$60,000.00	7/1/01
		\$60,000.00	7/1/02
		\$60,000.00	7/1/03
		\$60,000.00	7/1/04
	<b>Task Total</b>	\$240,000.00	
025	Finance Department - Financial Reporting Manager and Records Coordinator positions		
		\$90,000.00	7/1/01
		\$90,000.00	7/1/02
		\$90,000.00	7/1/03
		\$90,000.00	7/1/04
	<b>Task Total</b>	\$360,000.00	
029	Protective Services personnel costs.		
		\$700,000.00	7/1/01
		\$700,000.00	7/1/02
		\$700,000.00	7/1/03
		\$700,000.00	7/1/04
	<b>Task Total</b>	\$2,800,000.00	
030	Resident Services CFP support staff funding.		
		\$389,756.00	7/1/01
		\$389,756.00	7/1/02
		\$389,756.00	7/1/03
		\$389,756.00	7/1/04
	<b>Task Total</b>	\$1,559,024.00	
031	Continue the following resident programs: Technical Assistance, WFEP and Assistance to Senior/Disabled Residents		
		\$750,000.00	7/1/01

		\$790,000.00	7/1/02
		\$790,000.00	7/1/03
		\$790,000.00	7/1/04
	<b>Task Total</b>	\$3,120,000.00	
032	Security Contract costs.		
		\$1,500,000.00	7/1/01
		\$1,403,181.00	7/1/02
		\$1,403,181.00	7/1/03
		\$1,403,181.00	7/1/04
	<b>Task Total</b>	\$5,709,543.00	
034	Fund five positions in the Information Management Services Department (IMS) in the capacity of Network Administrator, Senior Programmer Analyst, Training Coordinator and (2) Programmer Analysts.		
		\$325,000.00	7/1/01
		\$325,000.00	7/1/02
		\$325,000.00	7/1/03
		\$325,000.00	7/1/04
	<b>Task Total</b>	\$1,300,000.00	
038	Systems Operation: Develop and fund an internal services department that provides cohesiveness throughout the AHA for its many systems.		
		\$165,000.00	7/1/01
		\$170,000.00	7/1/02
		\$175,000.00	7/1/03
		\$175,000.00	7/1/04
	<b>Task Total</b>	\$685,000.00	
039	Fund staff position to improve Government and Community Relations		
		\$77,500.00	7/1/01
		\$81,000.00	7/1/02

	\$81,000.00	7/1/03
	\$85,000.00	7/1/04
<b>Task Total</b>	\$324,500.00	

040 Fund a staff position to manage and coordinate the Capital Fund Program.

\$75,000.00 7/1/01

\$78,000.00 7/1/02

\$83,000.00 7/1/03

\$83,000.00 7/1/04

**Task Total**

\$319,000.00

**Grand Total MIP's Years 2 - 5**

\$18,085,067.00

## A4

### AHA Public Housing Drug Elimination Program 2000

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

#### Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

#### Section 1: General Information/History

**A. Amount of PHDEP Grant \$2,287,601.00**

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R  \_\_\_\_\_

**C. FFY in which funding is requested 2000 D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This AHA plan focuses on drug prevention and intervention strategies. Through the continued operation of the Atlanta Self-Sufficiency Action Program (ASAP) centers, the Work Force Enterprise Program, and other services, residents receive drug prevention information, job training skills and employment assistance. Additionally, AHA leverages partnerships to sustain and expand youth programming. This plan also builds on the tremendous success of existing security methods including physical improvements, investigations, security guards and resident patrols. Protective service initiatives also network with local, state, and federal law enforcement agencies to implement on-site drug elimination measures and support drug prevention activities.

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Bankhead Courts, Bowen Homes, Capitol Homes, Carver Homes, Cosby Spear, Englewood Manor, Gilbert Gardens, Grady Homes, Harris Homes, Herndon Homes, Hollywood Courts, John O'Chiles, Jonesboro North, Jonesboro South, Leila Valley, Martin Luther King Highrise, Martin Street Plaza, McDaniel Glenn, Perry Homes, Thomasville Heights, U-Rescue Villa, University Homes, Westminster Apartments, and other properties as deemed necessary.	4,128	11,733

### F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months  Other \_\_\_\_\_

### G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	0	No Funding Received	0		
FY 1996	\$2,867,636	GA01DEP0060196	0	GE	Closed
FY 1997	\$2,467,500	GA01DEP0060197	\$ 646,101	0	11/30/00
FY1998	\$2,566,200	GA01DEP0060198	\$ 729,777	0	11/30/00
FY 1999	\$2,287,601	GA06DEP0060199	\$2,287,601	N/A	11/30/01

## **Section 2: PHDEP Plan Goals and Budget**

### **A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

AHA uses a combination of self-sustaining and community empowerment strategies that create safe, secure and civil living environments for residents. The critical elements of the AHA plan include but are not limited to the coordination with local, State and Federal law enforcement agencies, including the WEED and SEED and HIDTA initiatives. The plan builds on existing security methods by installing and maintaining fencing, security cameras, access control devices and other security enhancements. These enhancements will be installed or maintained in any AHA community that is plagued with high crime and/or illicit or illegal activities. Drug elimination and prevention programs include but are not limited to the Atlanta Self-Sufficiency Program (ASAP) Centers, the Work Force Enterprise Program (WFEP), General Education Development (GED), computer proficiency, the Youth Council Board, youth summer and after school programming, and other related services. Key partnerships have been established with the Department of Family and Children Services (DFCS), the City of Atlanta Workforce Development Agency, the Young Men's Christian Association of metropolitan Atlanta (YMCA), the Boys and Girls Club, and other organizations. The goals of these projects are to provide residents with job training and placement, drug prevention and intervention education, entrepreneurial skills, and family and community development. AHA has urgent and serious crime problems which will be addressed through these and other focused measures. AHA's overall plan seeks to utilize proactive strategies to fight drugs in its communities and use key partnerships to strengthen and rebuild neighborhoods.

### **B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY <u>2000</u> PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	0
9120 - Security Personnel	\$ 549,225.00
9130 - Employment of Investigators	\$ 399,238.00
9140 - Voluntary Tenant Patrol	\$ 17,406.00
9150 - Physical Improvements	\$ 220,765.00
9160 - Drug Prevention	\$ 825,342.00
9170 - Drug Intervention	\$ 245,625.00
9180 - Drug Treatment	0
9190 - Other Program Costs	\$ 30,000.00
<b>TOTAL PHDEP FUNDING</b>	<b>\$ 2,287,601.00</b>

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$549,225</b>	
Goal(s)	To decrease the number of drug-related crimes and repeat offenses occurring in AHA communities within 5 years.						
Objectives	To improve the relationship and cooperation between property managers, residents, security and police officers who patrol and work in the neighborhoods.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Procure necessary supplies and equipment.				11/30/02	\$ 20,412	0	Crime statistics.
2. Maintain routine security contracts, collect and analyze crime data.				11/30/02	\$225,072	0	Resident survey.
3. Hire and /or sustain security personnel.				11/30/02	\$303,741	0	Crime statistics.

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$399,238</b>	
Goal(s)	To decrease the number of drug-related crimes and repeat offenses occurring in AHA communities within 5 years.						
Objectives	To increase the number of criminal actions that are successfully resolved by local law enforcement agencies, through the cooperative efforts of property management and the legal staff of the Atlanta Housing Authority.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Establish and manage impact security teams.				11/30/02	\$341,278	0	Crime statistics-reduction in crime.
2. Security leased vehicles.				11/30/02	\$ 57,960	0	Crime statistics-reduction in crime.

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$17,406</b>		
Goal(s)	To decrease the number of drug-related crimes and repeat offenses occurring in AHA communities within 5 years.						
Objectives	To increase residents' participation in proactive programs designed to reduce crime.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.To maintain and establish new volunteer resident patrols.	6787	M.L.King Highrise Communities, Bankhead Courts,Bowen Homes,Capital Homes,Cosby Spears		11/30/02	\$17,406	0	Have five (5) routine security patrols operational in five DEP targeted communities.

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$220,765</b>		
Goal(s)	To decrease the number of drug-related crimes and repeat offenses occurring in AHA communities within 5 years.						
Objectives	To monitor and maintain physical security design, equipment and operations on public housing premises.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.To conduct crime prevention surveys, analysis and programs.				11/30/02	\$130,382	0	Complete CPTED improvements in one (1)targeted community
2.To improve fencing, lighting and landscaping for security purposes.				11/30/02	\$ 90,383	0	Install or enhance lighting and landscaping.

<b>9160 – Drug Prevention</b>					<b>Total PHDEP Funding: \$825,342</b>		
Goal(s)	To develop drug prevention and intervention strategies to decrease drug-related crime and violence.						
Objectives	To decrease the number of drug-related crimes and repeat offenses occurring in AHA communities within 5 years.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.To hire and/or sustain, and train Resident Services staff supporting DEP prevention programs.	All of AHA Comm.	All residents		11/3/02	\$356,178	0	Conduct ten ( 10 ) crime prevention work-shops for staff and residents.
2.To establish and/or sustain career development, educational and computer training programs.	All of AHA Comm.	All residents		11/30/02	\$458,664	0	Operate five (5) ASAP Centers; WFEP; GED; computer and other related programs.
3.To establish and sustain youth educational and recreational programs.	All of AHA Comm.	0-17 years		11/30/02	\$ 10,500	0	Provide summer, after school, sports, and educational programs.

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$245,625</b>		
Goal(s)	To increase the number of residents involved in educational and recreational programs in order to reduce the drug-related crime and violence.						
Objectives	To increase the number of opportunities for AHA residents to become self-sufficient within 5 years.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.To hire and/or sustain, and train resident services staff supporting DEP intervention programs.	All of AHA Comm.	All residents		11/30/02	\$207,104	0	Conduct fifteen (15) substance abuse support and training group sessions for staff.
2.To conduct drug awareness training, workshops, and informational fairs.	All of AHA Comm.	All residents		11/30/02	\$28,521	0	Conduct twelve (12) training, workshops, and/or informational sessions for residents.
3.To establish community based support groups.	All of AHA Comm.	All residents		11/30/02	\$ 10,000	0	Conduct substance abuse support and training group sessions for residents.

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$30,000</b>		
Goal(s)	To determine how effectively available resources were utilized.						
Objectives	To increase the number of opportunities for AHA residents to become self-sufficient within 5 years.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.To conduct a comprehensive evaluation of the DEP 2000 Program.				11/30/02	\$30,000	0	Resident surveys; individual program outcome measures.

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9120	1,3	\$ 162,076	2	\$ 274,612
9130	1	\$ 28,980	2	\$ 199,619
9140	1	\$ 8,703	1	\$ 8,703
9150	1	\$ 65,191	2	\$ 110,383
9160	1,3	\$ 183,339	2	\$ 412,613
9170	1,3	\$ 108,611	2	\$ 122,871
9190	1	\$ 15,000	1	\$ 15,000
<b>TOTAL</b>		<b>\$ 571,900</b>		<b>\$1,143,801</b>

### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Other funding sources used to sustain and support drug elimination and prevention programs include the Economic Development and Supportive Services grant, the Comprehensive grant, and the HOPE VI grant.

**A.5**  
**PROTOCOL, SUMMARY AND COMMENTS OF THE RESIDENT**  
**ADVISORY BOARDS**

The Quality Housing and Work Responsibility Act of 1998 (QHWRA), directed AHA to consult with public housing residents and Section 8 participants during the preparation of the Agency Annual and 5-year Plans. The Act required consultation throughout various stages of the planning process, culminating in a public hearing before the formal submission of the Plans. As the Plan is a fluid, technical and phased document, AHA obtained public housing resident and Section 8 participant consultation that was focused, timely and fully representative of AHA's overall resident and Section 8 participant population. The following provides a background review of the formation of the Resident Advisory Boards and the consultation process.

**A. Role of the Resident Advisory Boards.**

The role of the Resident Advisory Boards was to participate in the planning process and to assist AHA by make recommendations to AHA regarding the proposed Plan. This participation and assistance was **advisory** and accomplished through regular and systematic consultation with AHA. AHA considered the recommendation(s) made to the Plan by the Resident Advisory Boards and adopted those recommendations as AHA, in its sole discretion, deemed appropriate. Each Resident Advisory Board was informed that AHA did not have to adopt any recommendation(s) made by any or all of the Resident Advisory Boards which AHA, in its sole discretion, believed did not reflect: (i) the best business practice(s); (ii) the current or contemplated direction of AHA; (iii) consistency with AHA's Plan, its operations, aspirations, intentions or factors affecting AHA's operations, aspirations, intentions or goals; or (iv) compliance with all applicable laws, regulations, rules, ordinances or requirements.

**B. Composition of the QHWRA Resident Advisory Boards**

The Resident Advisory Boards each have the memberships and were appointed in the manner indicated below:

**1. Resident Presidents Advisory Board.**

This Resident Advisory Board consists of the members of the jurisdiction-wide Resident Presidents Council. Each Resident President serving in this capacity was from duly constituted Resident Associations formed in accordance with By-Laws enacted in accordance with HUD regulations. All such duly constituted and current Resident Presidents are automatic members of the Resident Presidents Advisory Board and remain

a member for a period of two (2) years provided that they remain in lease compliance and continue to serve in the office of Resident President of any AHA community.

**2. Public Housing Resident Advisory Board.**

This Resident Advisory Board consists of nine (9) residents in AHA’s Public Housing Program who were: (i) nominated to serve on the Public Housing Resident Advisory Board; (ii) selected to so serve on Public Housing Resident Advisory Board in accordance with a Protocol on Resident Advisory Boards written by AHA (“Protocol”); (iii) agreed to and actually served on the Public Housing Resident Advisory Board; (iv) remained in lease compliance and not subjected to any dispossessionary action; and (v) were not otherwise removed before the expiration of his or her term in accordance with the Protocol. The resident members of the Public Housing Resident Advisory Board were selected from the following categories of residents who adequately reflect and represent the residents assisted by AHA:

<b>Category Number</b>	<b>Description of Resident Category</b>	<b>Resident Representatives</b>
1.	Residents living in low-rise AHA communities who are not officers in any Resident Association.	2
2.	Residents living in high-rise AHA communities who are not officers in any Resident Association.	2
3.	Resident living in an Olympic Legacy or other mixed-income, mixed-finance community.	1
4.	Resident who is disabled.	1
5.	Resident who is an officer in a low-rise community Resident Association	1
6.	Resident who is an officer in a high-rise community Resident Association	1
7.	Resident who is living in a privately managed community	1
<b>Total Resident Representatives</b>		<b>9</b>

The Public Housing Resident Advisory Board also included representatives of AHA.

The Executive Director appointed each member of the Public Housing Resident Advisory Board in accordance with the nomination and selection procedure set forth in the Protocol. The members so appointed can serve for two (2) years and may, in the Executive Director's sole discretion, be eligible for reappointment to another two (2) year term.

**3. Section 8 Resident Advisory Board.**

This Resident Advisory Board consists of nine (9) participants in AHA's Section 8 and Homeownership Programs who were: (i) nominated to serve on the Section 8 Resident Advisory Board; (ii) selected to serve on Section 8 Resident Advisory Board in accordance to the Protocol; (iii) agreed to and actually served on the Section 8 Resident Advisory Board; (iv) not subjected to any dispossession action or program termination action; and (v) were not otherwise removed before the expiration of his or her term in accordance with the Protocol. The resident members to Section 8 Resident Advisory Board were selected from the following categories of residents who adequately reflect and represent the residents and participants assisted by AHA:

<b>Category Number</b>	<b>Description of Participant Category</b>	<b>Participant Representatives</b>
1.	Participants living in multi-family dwellings.	2
2.	Participants living in single-family dwellings.	2
3.	Participants who are elderly.	2
4.	Participants who are disabled.	2
5.	Participants who are in the Family Self-sufficiency Program	1
<b>Total Participant Representatives</b>		<b>9</b>

The Executive Director appointed each member of the Section 8 Resident Advisory Board in accordance with the nomination and selection procedure set forth in the Protocol. The members so appointed will serve for two (2) years and may, in the Executive

Director's sole discretion, be eligible for reappointment to another two (2) year term. Moreover, recognizing the unique nature of the Section 8 and Home Ownership components of the Plan, AHA reserved the authority promulgate supplemental procedures to assist in the efficient functioning of Section 8 Resident Advisory Board.

The Section 8 Resident Advisory Board also consisted of representatives of AHA.

**C. Nominations Process.**

AHA solicited nominations for membership to Public Housing Resident Advisory Board and Section 8 Resident Advisory Board through means of a formal nomination process. AHA informed resident leaders, residents, and Section 8 participants of the nomination process and solicited nominations. Nominations were also solicited from members of the public and members of AHA's staff. Nominations were forwarded to the designated AHA office within the time limits specified in the nomination process information. All residents and participants who were nominated were checked for lease compliance at the time of the nomination and at the time of actual appointment to the particular Resident Advisory Board. All appointments to Public Housing Resident Advisory Board and Section 8 Resident Advisory Board were made by the Executive Director, or her designee.

**D. Meetings of the various Resident Advisory Boards.**

The Resident Advisory Boards met with such frequency as the task of consultation regarding the Plan, in the Team Coordinator's sole discretion, required. In any event, prior to the submission of the Plan: (i) Resident Presidents Advisory Board met nine (9) times; (ii) Public Housing Resident Advisory Board met thirteen (13) times; and (iii) Section 8 Resident Advisory Board met six (6) times.

**Summary of Resident Advisory Boards' Meetings and Comments**

Each Advisory Board met for a series of planning meetings beginning in May/June 1999. At the onset of each initial Advisory Board meeting, members were provided with background information on the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"), all Federal Registers related to QHWRA, HUD Guidance notices, and introductory materials developed by AHA on QHWRA. The introductory material consisted of hard copy briefings, as well as Power Point Presentations on QHWRA. During the planning process, members of each Board were provided with material and presentations on the 18 component areas of QHWRA. Their commitment to attending meetings and providing resident insight were critical and vital parts of the Agency planning process.

## 1. **Public Housing Resident Advisory Board Discussions and/or Recommendations**

The Public Housing Resident Advisory Board began the QHWRA planning process on June 2, 1999. The nine members Board consist of Public Housing residents representing various spectrums of AHA's public housing communities. The meetings were held every other week on Wednesdays. A file containing the attendance at each Public Housing Advisory Board meeting is located in the Strategic Planning office of the AHA. Members' comments and questions are reflected in the meeting minutes taken at each meeting. Minutes from each meeting are available at the start of each subsequent meeting and members are provided with the opportunity to request modifications or changes to any of the meeting minutes. The 18 QHWRA Plan components discussed, are listed as follows:

### A. **Housing Needs (Component 1)**

On June 16, 1999, AHA staff provided a presentation on the Housing Needs of the City of Atlanta and persons on AHA's Public Housing and Section 8 waiting lists. Advisory members had few questions on this component. The subject of interest seemed to focus on how the term "disabled" is defined. In addition to Housing Needs, the concept of income mixing and deconcentrating public housing communities was discussed during the June 16, 1999 session. Residents understood the premise behind the need for income mixing and AHA responded to all issues raised.

### B. **Financial Resources (Component 2)**

An overview of AHA's financial resources was provided to the Advisory Board members on October 6, 1999. Residents asked questions regarding how much money is requested annually and whether these subsidies are for more than one fiscal year. AHA staff reviewed each line item with the Public Housing Advisory Board members and answered all questions posed. Residents seemed most impressed by HOPE VI Revitalization funds.

### C. **Eligibility, Selection, and Admissions (Component 3)**

During the September 15, 1999 Advisory Board meeting, AHA staff reviewed the proposed Admissions and Continued Occupancy Policy (ACOP). The proposed ACOP was reviewed because it incorporates all relative QHWRA mandated changes and more specifically details AHA's eligibility, selection, and admissions policies. Resident questions/comments centered around criminal history background checks, when new leases would be signed, lease renewals, rent increases, and if the choice between flat rents and 30% adjusted rents could be made annually. The primary concerns with the criminal background check were:

- 1) Residents not being penalized too strictly for crimes committed years ago;
- 2) The importance of background checks being completely processed prior to residents signing their new lease; and

3) If criminal activity is discovered, who makes the final decision on whether or not a person is evicted?

AHA took into consideration all comments regarding criminal background checks when preparing training materials for staff on screening procedures.

Aside from criminal background comments, residents questioned how often new leases would need to be signed; under what circumstances would a resident's rent increase; and whether or not the flat rent choice would be an option annually. All resident comments concerning the admissions, eligibility, and selection policy were taken under consideration and many concerns led to modifications or clarifications of certain provisions in the ACOP.

**D. Rent Determination (Component 4)**

The rent determination policies were discussed with this Resident Advisory Board on July 7, 1999. The members were in agreement with the \$25 minimum rent requirement and indicated that it was time that all residents begin paying something toward their rent. Additionally, the Resident Advisory Board approved of the new choice between Flat rate and 30% adjusted rents. Many recognized the advantage of being able to choose their rent payment method and agreed with the new policy.

**E. Operation and Management (Component 5)**

A listing of AHA's Operation and Management policies were discussed with the Resident Advisory Board members on October 20, 1999.

**F. Grievance Procedures (Component 6)**

The new grievance procedure was outlined to the Advisory Board members on July 21, 1999. The Resident Advisory Board members agreed with AHA's proposed approach and had few questions or comments on this component item. Members agreed with AHA staff that the new Grievance policy was simply an expansion of the old policy, with a few minor modifications. The members indicated their agreement with the new Grievance policy.

**G. Capital Improvements (Component 7)**

The capital improvement needs of AHA's portfolio was discussed with Advisory Board members via the Capital Fund Annual statement and 5-Year action plan on October 20, 1999.

**H. Demolition and/or Disposition (Component 8)**

In accordance with HUD regulations, a briefing on AHA's Demolition and Disposition activities was presented to the Public Housing Advisory Board members on two occasions. The first discussion was held on June 16, 1999 and provided information on the Interim Demolition/Disposition Plan. The second briefing provided additional information from the

Amended Interim Demolition and Disposition Plan. The second meeting was held on October 6, 1999.

The discussions on demolition and disposition activities involved numerous comments and questions. The members were very interested by the public housing demolition and disposition activities currently underway by AHA. The majority of the members present agreed that the properties designated for demolition and/or disposition were in need of substantial improvement. Aside from residential projects, AHA staff explained to the Public Housing Advisory Board, in great detail, the current plans of moving the main office of AHA to another location. Residents asked questions concerning the cost of such a move, whether AHA staff “shopped around” for a new site, and the members present unanimously agreed that the cost savings received by moving was a sound economic decision.

**I. Designated Housing (Component 9)**

AHA staff introduced the idea of designated housing to the Resident Advisory Board on July 21, 1999. The members indicated that designating housing for the elderly was a good idea, an initiative they would welcome. The majority of the elderly leadership was strongly in favor of having an elderly only designated housing policy. AHA will continue reviewing this component area during fiscal year 2001 by possibly conducting a demographics study.

**J. Conversion of Public Housing (Component 10)**

AHA staff explained to the Advisory Board members that it is not currently mandated to convert any of its Public Housing units, nor has AHA voluntarily agreed to any conversion activities of its Public Housing stock to tenant based assistance. AHA will continue reviewing its conversion policy over the next two years. This information was provided to the Resident Advisory Board on October 20, 1999.

**K. Homeownership (Component 11)**

Staff from the Atlanta Homeownership Center provided a presentation on the homeownership programs and opportunities available by the Center to the Board members on September 1, 1999. The Resident Advisory Board members were very interested in the numerous first time homebuyer programs available in the Atlanta metropolitan area and asked when homeownership classes are held and how they or anyone they knew could participate.

**L. Community Service and Self-Sufficiency (Component 12)**

AHA staff provided a presentation on its many programs and services available to Public Housing Residents. In addition, the proposed QHWRA policy of mandatory 8-hour community service participation by residents was discussed in detail during the 2 hour planning session.

The Resident Advisory Board members agreed with the 8-hour community service requirement and provided suggestions of where residents should be able to contribute their 8 hours. Resident Services staff took note of their suggestions and advised residents that all comments would be reviewed. This discussion was held on September 1, 1999.

**M. Safety and Crime Prevention (Component 13)**

A visual presentation on AHA's Crime and Safety plan, along with handouts, was provided to Advisory Board members on August 4, 1999. Residents were most interested in the length of time security personnel are supposed to monitor the communities. Resident Advisory Board members suggested using camera during the time security officers were not on duty. The Advisory Board members also inquired on when identification badges would be issued to residents.

An important component to the Safety and Crime Prevention component is the Public Housing Drug Elimination Program ("PHDEP"). On October 6, 1999, AHA staff provided a detailed summary of the PHDEP Work Plan for 1999 and 2000. This summary was presented in response to a QHWRA mandate that the PHDEP Work Plan 2000 is submitted with the Agency Plans.

**N. Pet Policy (Component 14)**

Most resident leaders were opposed to allowing pets in public housing communities. The number of illegal pets currently in public housing communities was a major reason for Advisory Board members' disdain for such a policy. A second reason was the unsanitary means that some people may use to dispose of pet waste. Although not wanted, residents were advised that the law now states that pets must be allowed in the communities. AHA presented a detailed policy, which balances the right of residents to have pets, with the quality of life issues pets bring to many households. Members of the Resident Advisory Board stated that allowing pets in public housing to any and all persons would not be a good idea primarily for lack of assurance that sanitary waste disposal practices would be exhibited by all residents. A second reason given by the Advisory Board was that a person paying only \$25.00 a month in rent (an AHA minimum renter) should not be able to afford the upkeep of a pet. This component was presented to residents on July 21, 1999.

**O. Civil Rights (Component 15)**

On September 15, 1999, Public Housing Advisory Board Members were advised that throughout this QHWRA planning and implementation process (or any other AHA product, project, or program), AHA would abide by all Civil Rights law. Copies of the Plan Certifications were provided to each Advisory Board Member.

**P. Audit (Component 16)**

On October 6, 1999, AHA staff discussed with the Resident Advisory Board the “unqualified opinion” received on AHA’s financial statements for the period ending June 30, 1999. Resident Advisory Board members were pleased. A question was asked of whether HUD also reviews AHA’s operations. Staff responded affirmatively to the question.

**Q. Asset Management (Component 17)**

Resident Advisory Board members were advised of the assets managed by AHA on October 20, 1999. The property assets were described as AHA’s residential communities and commercial properties.

This list is a brief overview of discussions occurring during the Public Housing Resident Advisory Board meetings. A detailed description of each topic is documented by the meeting minutes, which are available at the central office of AHA, in its Strategic Business Planning office. Subsequent meetings were held with the Public Housing Residents Advisory Board to review the final Annual and 5-Year Plans, discuss the Public Hearing, and determine which if any comments made during the Public Hearing would/should require changes to the Plans. These meetings were held on January 19, 2000 and February 9, 2000.

**2. Resident Presidents Advisory Board Comments and/or Recommendations**

The Resident Presidents Advisory Board began the QHWRA planning process on June 9, 1999. The invited Board consists of Public Housing Resident Presidents from all 38 Public Housing communities of AHA. The Resident Presidents’ comments and questions are reflected in the meeting minutes taken at each meeting. Minutes from each meeting are available at the start of each subsequent meeting. The 18 QHWRA components discussed with the Resident Presidents, are listed as follows:

**A. Housing Needs (Component 1)**

Housing Needs was discussed with the Resident Presidents Advisory Board on August 11, 1999. Resident Presidents were provided with an overview of the housing needs within the City of Atlanta and of those persons on AHA’s waiting lists. The number of elderly residents currently living in Public Housing communities and of those on the waiting list surprised the Board members.

**B. Financial Resources (Component 2)**

An overview of AHA's financial resources was provided to the Board members on October 13, 1999. The Resident Presidents questioned AHA staff on each income and expenditure item and received answers on every line item listed.

**C. Eligibility, Selection, and Admissions (Component 3)**

Eligibility, Selection, and Admissions policies were discussed during a review of the QHWRA 18 Plan components on October 13, 1999. The members inquired as to what local preferences are used by AHA.

**D. Rent Determination (Component 4)**

Rent Determination was presented on August 11, 1999. The Presidents agreed with the \$25 minimum rent requirement and indicated that it was time that residents contributed to their rent. Additionally, the Resident Presidents positively approved of the new choice between Flat rate rent and rent based on 30% of residents' adjusted rent.

**E. Operation and Management (Component 5)**

A listing of AHA's Operation and Management policies was discussed with the Resident Presidents Advisory Board on October 13, 1999.

**F. Grievance Procedures (Component 6)**

The new grievance procedure was made available and fully explained to the Resident Presidents on October 13, 1999. The Resident Presidents Advisory Board questioned whether or not a grievance policy would remain in effect, and AHA responded positively.

**G. Capital Improvement Needs (Component 7)**

Capital Improvement Needs were discussed on October 13, 1999 with the Resident President Advisory Board. The Advisory Board members had no questions.

**H. Demolition and/or Disposition (Component 8)**

In accordance with HUD regulations, Demolition and Disposition plans of AHA were presented to the Resident Presidents Advisory Board twice. The first presentation was based on the Interim Demolition/Disposition Plan and was held on June 23, 1999. Resident Presidents Advisory Board agreed with the selected AHA projects slated for demolition and disposition. The second presentation, held October 13, 1999, was an expansion of the Interim Demolition/Disposition Plan as it was based on the Amended Interim Demolition and Disposition Plan. The presentation on October 13, 1999, provided additional detail on each property and the reasoning behind the proposed demolition/disposition activities. During the second meeting, additional Resident Presidents were present that had not attended the first

session. Many of the members present were very interested in the presentation and agreed with the communities selected.

**I. Designated Housing (Component 9)**

AHA staff introduced the idea of designated housing to the Advisory Board on August 11, 1999. As with the Public Housing Resident Advisory Board, the members of the Resident Presidents Advisory Board strongly favored a plan to designate housing for elderly Public Housing residents.

**J. Conversion of Public Housing (Component 10)**

AHA is not being mandated to convert any of its Public Housing units at this time nor is AHA volunteering to any conversion activities of its current public housing stock. The Resident Presidents were advised of this fact on October 13, 1999.

**K. Homeownership (Component 11)**

Homeownership opportunities were discussed with the Resident President group on October 13, 1999. Many Advisory Board members were interested in providing information to other AHA residents. Advisory Board members were interested in the numerous homeownership opportunities available to public housing residents and Section 8 participants.

**L. Community Service and Self-Sufficiency (Component 12)**

The component on Community Service and Self-Sufficiency was discussed with the Resident Presidents Advisory Board on September 8, 1999. The premise behind the component is that residents who are able-bodied must participate by completing an average of 8 hours of community services if they are not working and meet no other allowable exemptions. The Resident Presidents agreed with the 8-hour community service requirement and provided suggestions of where residents should be able to perform community service hours. Resident Services staff took note of their suggestions and advised residents that all comments would be reviewed.

**M. Safety and Crime Prevention (Component 13)**

A Crime and Safety presentation was provided to the Resident President Advisory group on September 8, 1999 and a follow-up for resident support was requested on October 13, 1999. Members were most interested in the length of time security personnel are scheduled to monitor the communities. Questions were asked about the actual policy regarding the number of allowable cars per resident and when identification badges would be issued. Additionally, the Public Housing Drug Elimination (“PHDEP”) Work Plans 1999 & 2000 were reviewed with the Resident President Advisory group on October 13, 1999. Residents questioned what

programs PHDEP actually funds. AHA staff was available to answer all questions concerning PHDEP.

**N. Pet Policy (Component 14)**

Resident leaders were opposed to allowing pets in public housing. The Pet Policy was reviewed with the Resident President group on August 11, 1999. Board members cited the number of pets currently residing legally and illegally, within many public housing communities, as a prime reason for not allowing such a policy. A second reason was the unsanitary means that some people may use to dispose of pet waste. Although not wanted, residents were advised that the law now states that pets must be allowed in public housing communities. Of the Resident Presidents in attendance, many lived in hi-rise communities and were adamantly opposed to the addition of non-disability related pets in their dwelling community.

**O. Civil Rights (Component 15)**

On October 13, 1999, the Resident Presidents were advised that AHA will abide by all Civil Rights laws for the QHWRA planning and implementation process and all other AHA programs, projects, and products. Plan certifications were provided for their review.

**P. Audit (Component 16)**

On October 13 1999, AHA staff discussed with the Resident Presidents Advisory Board the “unqualified opinion” received on AHA’s financial statements for the period ending June 30, 1999. The members asked what an “unqualified opinion” actually meant and AHA staff explained that it is the best audit opinion an organization can receive.

**Q. Asset Management (Component 17)**

Resident Presidents Advisory Board were advised of AHA’s physical and human assets on October 13, 1999. The Resident Presidents had few questions. A detailed listing of AHA’s managed assets is detailed in the “Asset Management” section of this Agency Plan.

This list is a brief overview of the discussions occurring during the Resident Presidents Advisory Board meetings. A detailed description of each topic is documented on the meeting minutes at the central office of AHA, in the office of Strategic Business Planning. Subsequent meetings were held with the Resident Presidents’ Advisory Board to review the final Annual and 5-Year Plans, discuss the Public Hearing, and determine which if any comments made during the Public Hearing would/should require changes to the Plans. These meetings were held on January 12, 2000 and February 9, 2000.

### **3. Section 8 Resident Advisory Board Comments and/or Recommendations**

The Section 8 Advisory Board began its planning discussions on June 23, 1999. The Advisory Board met on the following topics:

1. Merger of the Section 8 Certificate and Voucher Program
2. Minimum Rents
3. Family Self-Sufficiency
4. Homeownership for Section 8 Tenant Based Program

Information on Section 8 and public housing program changes mandated by QHWRA was reviewed in great detail with the Section 8 Advisory Board. Meetings were held with the Section 8 Advisory Board to review the final Annual and 5-Year Plans, discuss the Public Hearing, and determine which if any comments made during the Public Hearing would/should require changes to the Plans. These meetings were held on January 11, 2000 and February 8, 2000.

During the Section 8 Advisory Board meetings, participants were most interested in Section 8 Homeownership opportunities and mandatory minimum rent regulations. Participants were advised that upon final rules by HUD, governing the provisions of Section 8 homeownership opportunities, additional information would be provided.



**A.6**  
**Annual and Five-Year Agency Plan**  
**Comments**

*The Quality Housing and Work Responsibility Act of 1998 (QHWRA)* mandates that public housing authorities follow six basic, but not exhaustive, provisions:

1. Develop an Annual and Five-Year Plan.
2. Develop a Resident Advisory Board to assist with the Plan development.
3. Publish a notice announcing the availability of the Plans and provide the public 45 days to inspect the Plans.
4. Conduct a Public Hearing to present the Plans.
5. Allow the public an opportunity to provide comments that may be incorporated in the Plan.
6. Submit the Plans to the Department of Housing and Urban Development (HUD).

AHA has abided by all regulations of QHWRA and on Monday, February 7, 2000 including without limitation holding a Public Hearing to present the organization's Plans. Public comments related to the Plans and the effect the comments have on the Agency Plans are herein described.

**Comment:**

"I was wondering about the Capital Fund, it wasn't really defined. I was wondering if next time there is going to be a meeting, those people might want copies of the information that is going to be discussed. If you could provide that, if you will prepare (that), you will have a better idea and be more informed of what's going on."

**AHA Response:**

The Plans, including all supporting documents and attachments, were made available for public review during the 45-day public review period. Copies of the presentation were available.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

"One of my questions was to find out under capital improvement that you are planning on doing, a lot of places are being torn down and rebuilt, where will there be some training for people who lived in these facilities to be able to work in these facilities and training for construction jobs?"

**AHA Response:**

Yes, training programs are available. Training programs are available to all AHA residents, regardless of community, and this includes the newly revitalized communities.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“One of the other concerns was that the money – the HAP money that will be removed how some of the people that are in Section 8 now, we don’t have a whole lot of money, what little money we have to try to make a difference will have to be replaced. Will something else be in place to help formulate that?”

**Response:**

Voucher funding can be used to pay for existing certificate HAP contracts until they are converted to vouchers.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“Can I get a copy of this?”

**Response:**

AHA had copies available to distribute.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“Where do you get the financial report... when do she (AHA Presenter) file the report and how do I get a report on housing development expenditures?”

**Response:**

AHA had copies available. Written requests for information are accepted and encouraged by AHA.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“I want to know how we get a copy of this program?”

**Response:**

AHA had copies available. Copies may also be mailed.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“And I would like to learn a little bit more about the capital fund plan because in our hi-rise, we just need a little bit more upgrading. And I would like to take the time to thank Housing for giving me an opportunity, you know, to have a roof over my head. And I do like where I stay.”

**Response:**

Specific information was provided to the resident on future plans for improvements to his hi-rise community. AHA staff informed the resident that additional resident consultations would occur.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Plan.

**Comment:**

“Just like you-all screen us, I think you-all should screen the landlords as well.”

**Response:**

AHA has taken a stance to improve the landlords in its Section 8 program. Inspections are conducted at Section 8 homes. Audits also increase the opportunity for AHA to monitor the inspectors that inspect the Section 8 sites. One stance AHA has taken to improve the quality of landlords in the Section 8 program is to deny the participation of landlords that have engaged in drug-related or violent criminal activity.

**Effect on the Plans:**

No changes are needed to the Annual or 5-Year Plans. AHA has implemented rules allowing the denial of landlords in the Section 8 program.

**Comment:**

“What is the situation in Capitol Homes?”

**Response:**

AHA is making emergency repairs. It is still a large community with a lot of issues. As with AHA’s other communities, AHA will meet with the community of Capitol Homes to discuss the possibility of a HOPE VI project.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Agency Plan.

**Additional comments provided by the public on the Plans:**

**Comment:**

“What are flat rate rents about and do you still have to report your income?”

**Response:**

Residents now have a choice of paying 30% of their adjusted gross income on rent or the flat rate rent, as determined for their unit and community. Residents must continue reporting changes in the income, in accordance with their lease.

***Effect on the Plans:***

No changes are necessary to the AHA Annual or 5-Year Agency Plan.

**Comment:**

“What is Section 8?”

**Response:**

Section 8 is another form of a housing assistance program.

**Effect on the Plans:**

No changes are necessary to the AHA Annual or 5-Year Agency Plan.

## A.7

### AHA Flat Rate Rent Schedule

AHA CONVENTIONAL PUBLIC HOUSING COMMUNITIES:  
FLAT RATE RENT SCHEDULE AS OF SEPTEMBER 22, 1999.

\* These amounts may be adjusted.

<b>AHA DEVELOPMENT</b>	<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
Antoine Graves High Rise	\$450	\$550	N/A	N/A	N/A	N/A
Bankhead Courts	N/A	\$350	\$400	\$450	\$500	\$550
Barge Road High Rise	N/A	\$450	\$550	N/A	N/A	N/A
Bowen Homes	N/A	\$350	\$400	\$450	\$500	\$550
Capitol Homes	\$400	\$450	\$500	\$550	\$600	N/A
Carver Homes	N/A	\$375	\$425	\$500	\$550	N/A
Cheshire Bridge High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Cosby Spear	\$400	\$450	\$500	N/A	N/A	N/A
East Lake High Rise	\$475	\$525	N/A	N/A	N/A	N/A
Englewood Manor	N/A	\$350	\$450	\$500	\$600	N/A
Georgia Avenue High Rise	N/A	\$500	\$500	N/A	N/A	N/A
Gilbert Gardens	N/A	\$400	\$500	\$575	\$650	N/A
Grady Homes	N/A	\$450	\$500	\$600	\$650	\$650
Graves Annex High Rise	\$450	\$550	N/A	N/A	N/A	N/A
Harris Homes	N/A	\$500	\$600	\$650	\$700	N/A
Herndon Homes	N/A	\$450	\$500	\$550	\$600	N/A
Hightower Manor High Rise	N/A	\$450	\$550	N/A	N/A	N/A
Hollywood Courts	N/A	\$350	\$400	\$450	\$550	N/A
John Hope	N/A	N/A	\$600	\$675	\$725	N/A
John O'Chiles	\$525	\$575	\$650	\$700	N/A	N/A
Jonesboro North	N/A	\$400	\$500	\$575	\$650	\$700
Jonesboro South	N/A	\$400	\$500	\$575	\$650	\$700
Juniper and 10th Street	\$600	\$650	N/A	N/A	N/A	N/A
Leila Valley	N/A	\$400	\$500	\$575	\$650	\$700
M.L. King High Rise	\$450	\$500	N/A	N/A	N/A	N/A
Marian Road High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Marietta Road High Rise	N/A	\$400	\$500	N/A	N/A	N/A
Martin Street Plaza	N/A	N/A	\$750	\$825	\$875	N/A
McDaniel Glenn	N/A	\$500	\$600	\$650	\$700	\$750
Palmer House	\$500	\$600	\$700	\$800	N/A	N/A
Peachtree Road High Rise	N/A	\$700	\$800	N/A	N/A	N/A
Perry Homes	N/A	\$350	\$400	\$450	\$500	N/A
Piedmont Road	N/A	\$700	N/A	N/A	N/A	N/A
Roosevelt House	\$450	\$550	\$700	N/A	N/A	N/A
Thomasville Heights	\$300	\$350	\$450	\$500	\$600	\$650
University Homes	\$400	\$450	\$550	\$650	\$700	N/A
U-Rescue Villa	N/A	N/A	\$500	\$550	\$600	\$600
Westminister	N/A	\$650	\$750	N/A	N/A	N/A



## A.8

### Mixed-Income, Mixed-Finance Communities Ceiling Rate Rent Schedule Based Upon Tax Credit Levels

MIXED-INCOME, MIXED-FINANCE COMMUNITIES CEILING RATE RENT SCHEDULE BASED UPON TAX CREDIT LEVELS							
* These amounts will be adjusted annually as required by Section 42 of the Internal Revenue Code of 1986, as amended.							
DEVELOPMENT	1 BEDROOM	2 BEDROOMS 1 BATH	2 BEDROOMS 2 BATH	2 BEDROOMS 1 1/2 BATH TOWNHOUS E	2 BEDROOMS 2 BATH GARDEN	3 BEDROOMS 2 BATH	4 BEDROOMS
Centennial Place	\$560	\$671	\$672.00	N/A	N/A	\$777	\$859
The Villages of East Lake	N/A	N/A	\$651	N/A	N/A	\$755	\$839
Village of Castleberry Hill	\$525	\$608	\$630	N/A	N/A	\$710	N/A
Summerdale Commons (60%)	\$425	N/A	\$535	\$525	\$545	\$625	N/A
Columbia Village	N/A	N/A	\$595	N/A	N/A	\$675	\$775
Magnolia Park	\$555	\$663	\$685	N/A	N/A	\$757	N/A

**A.9**  
**MIXED-INCOME, MIXED-FINANCE COMMUNITY ADDENDUM**  
**TO THE AHA SITE-BASED WAITING LIST POLICY**

**Original AHA Site-Based Waiting List Policy Effective: December 19, 1996**  
**Addendum to the Site-Based Waiting List Policy Effective: June 25 1999**

**I. INTRODUCTION**

The Housing Authority of the City of Atlanta, Georgia ("AHA") will use this Mixed-Income, Mixed-Finance Community Addendum to the Site-Based Waiting List Policy ("Policy") to set forth the circumstances in which AHA will use a site-based waiting list. These circumstances include housing communities in which AHA assists directly, or indirectly, on-site and off-site public housing-eligible units developed and/or acquired as a part of a Mixed-Income, Mixed-Finance Community. This development and acquisition activity includes circumstances in which AHA is a sponsor, partner, and/or developer. AHA defines a Mixed-Income, Mixed-Finance Community to be a community that is:

- a) Developed, acquired or obligated, using public housing development funds and/or public housing operating funds, and using financial sources outside of the traditional public housing program; and
- b) In which the income levels of residents are mixed.

Such financial sources outside of the traditional public housing program include, but are not limited to, tax credits, bond financing, Community Development Block Grant, HOME Funds, state or local funds, private foundation funding, loans proceeds and other related forms of housing funding. The AHA will implement these site-based provisions in a fair and equitable manner. AHA will use this Mixed-Income, Mixed-Finance Addendum to the Site-based Waiting List Policy ("Policy") to ensure a measure of consistency in the administration of each independent site-based waiting list for public housing-eligible units.

On-site and off-site public housing eligible units developed and/or acquired for the Mixed-Income, Mixed-Finance communities will be operated with fully independent site-based waiting lists administered according to this addendum to the Olympic Legacy Site-Based Waiting List Policy. This Policy describes the basic operational aspects of each site-based waiting list and is designed to assure general

consistency in the application of the guiding principles established by the United States Department of Housing and Urban Development (“HUD”) in the approval process. This Policy is applicable only to public housing-eligible units contained within the Mixed-Income, Mixed-Finance Communities. The Policy provides a framework for the operations at each of those sites. The Management Plans and Marketing Plans for the sites will provide additional details on the operation of the particular Mixed-Income, Mixed-Finance Site-Based Waiting List.

To the extent that this Policy is in conflict with provisions in the Further Assurances Agreements for any community, the provisions of the particular Agreement will govern to the extent of the conflict.

## **II. PURPOSE**

AHA is using the site-based waiting list approach to strengthen the concepts of community improvement and family self-sufficiency within each of the replacement housing sites. Applicants will be provided with the opportunity, proactively, to select the housing of their choice. Applicants will have the opportunity to review the location, amenities, job opportunities, social programs, schools, and neighborhoods to determine interest in the specific community.

This proactive step is the beginning of the applicants’ move toward family self-sufficiency. Applicants will select the housing of their choice and make a conscious decision to commit to the community, instead of just taking the housing offered without any applicant role in the selection of the housing. Such empowerment will allow applicants to experience a profound sense of pride which comes when one takes responsibility for selecting housing suitable for an applicant’s family. At the time of selection, a relationship between the Property Manager and the applicant will be established. AHA expects this pride and relationship to extend to the applicant’s maintenance and respect for his or her apartment and the overall community. As a condition for living in any Mixed-Income, Mixed-Finance Community, on-site or off-site, applicants, except elderly and disabled, will be required to participate in the self-sufficiency program with supportive services. The self-sufficiency program will be mandatory with certain limited exceptions.

## **III. OPENINGS AND CLOSINGS OF THE WAITING LIST**

The waiting list for each community will be opened following a public notice in a newspaper of general public circulation. The public notice will contain the following information:

1. Site Location,
2. Application Procedure - (Lottery, Date/Time, etc.),
3. Availability of unit sizes,

4. Identification of basic eligibility criteria for applicants, and
5. Fair Housing Logo or statement.

AHA will review the basic text and organization of the proposed advertisement as a part of the review of the Management Agent's management plan and marketing plan for the community. The Management Agent will be responsible for maintaining copies of all advertisements in a marketing file. The Management Agent will advise the AHA of its intention to open a site-based waiting list, in writing, before the opening of the site-based waiting list. The Management Agent will format this notice in a method to allow prominent public posting of the information in AHA's Central Application Office. This posting will allow any applicants who visit the Central Office to place an application to be informed about the full array of other housing opportunities that are available from time to time.

The Management Agent will also assure the publication of the opening or closing of the waiting list in selected newspapers of general public circulation and minority orientation and circulation to broaden the impact of the marketing efforts. The selection of such newspapers will be in accordance with the marketing plan of the Management Agent.

If the Management Agent closes the site-based waiting list due to an excess of applicants that cannot be reasonably served in the foreseeable future, the closing of the waiting list will be publicized in a newspaper of general public circulation. The Management Agent will provide advance written notice to the AHA of the closing. The Management Agent will again format the notice in a method to allow prominent public posting of the information in AHA's Central Applications Office.

#### **IV. APPLICATION PROCESS**

Applicants will follow the procedures specified by the Management Agent in the completion of the application, related documents and verifications.

#### **V. MANAGEMENT OF THE SITE-BASED WAITING LIST**

The Management Agent will organize the site-based waiting list in the manner described in the management plan for the site. The Management Agent will maintain the information supporting the waiting list organization at the site. This information may include a pre-application form, application form or other similar documents. The Management Agent will select the applicants from the waiting list for review and consideration in strict accordance with the procedures set forth in its management plan. Selections will be in writing and will be documented in the files of the applicants. Appropriate verifications will be maintained at the site.

Applicants physically unable to complete an application at the site due to disabilities or handicaps may be afforded the opportunity initially to apply in writing by mail or by telephone. However, applicants selected for interviews may be required to attend an appointment at the site to provide required verifications for occupancy consideration.

If an applicant states that the applicant is unable to apply in person at a site, then AHA will facilitate the application by providing the applicant with a referral card. The referral card may be directed to the community to which the individual desires to place an application. This referral card will enable the Management Agent in the community to send an application directly to the applicant. The applicant will return the completed application directly to the site by mail or in person. Once the applicant is being considered for placement in the community, the application will receive final processing in the community and the applicant may be required to visit the community to complete the application processing and eligibility determination. AHA may also act as an application distribution point, rather than use a referral card, to assist interested persons to apply for housing in the Mixed-Income, Mixed-Finance Community.

## **VI. SELECTION PREFERENCES - LOCAL AND FEDERAL**

The Management Agent will provide information on the preferences to be used in the selection of families at the site. This information will be contained in the management plan for the site. AHA will review and approve these preferences in advance. Generally, AHA expects that the preferences will coincide with the local preferences adopted by AHA in its current Admissions and Continued Occupancy Policy ("ACOP"). Management Agents will be required to use the preferences specified in the ACOP unless AHA has provided other specific approval. If the preferences vary significantly from the policies provided in the ACOP previously approved by HUD, then AHA would review these preferences with HUD before that use.

## **VII. ORDER OF APPLICANTS**

The method of opening the waiting list may determine the organization of applicants on the waiting list. Waiting lists sorted by lottery will be placed in a numerical order with the appropriate organization within the preferences. Waiting lists placed by date and time order will be organized in this manner with the appropriate organization for preferences. In either event, returning residents pursuant to a particular Further Assurances Agreement or Revitalization Plan will be placed on the applicable site-based waiting list prior to the placement of non-returning residents or other applicants on that applicable site-based waiting list.

AHA will provide applicants on the waiting list as of September 10, 1996, with the opportunity to maintain their date and time order in the development of site-based waiting lists. AHA will facilitate this process by providing information on AHA applicants as of September 10, 1996, to each Management Agent opening a site-based waiting list. The information provided by AHA will include the applicant's name and the date and time of application.

The Management Agent will use this information to place applicants on the site-based waiting list in the date and time order specified according to the applicants' verified preference status, if any. Applicants will be required to advise the Management Agent of any previous application with AHA in order to enable the Management Agent to use this previous date and time. Applicants will be advised that although an applicant has maintained the date and time order of the application originally placed with AHA, applicants will be selected according to the specific selection preferences of the site, as approved by AHA. This process will be terminated as soon as the effective date of applications on the waiting list exceeds the September 10, 1996 date. In this manner, AHA will provide each of the long-standing preexisting applicants to AHA an equitable opportunity to secure a public housing-assisted unit.

As a one-time action, AHA will advise each applicant on the waiting list as of September 10, 1996 of the following information:

1. There will be site-based waiting lists in the future upon which current applicants to AHA public housing can place an application.
2. Applicants will be able to use their current date and time position on the AHA waiting list for the application at the site-based waiting list.

3. Applicants must advise the Management Agent at the site-based waiting list location that they applied for housing with the AHA on or before to September 10, 1996. This will enable the Management Agent to secure the correct information from AHA on their previous application date and time.
4. Upon applicant's request, AHA will specify to these applicants their date and time of application for their files.

### **VIII. SCREENING CRITERIA**

The screening criteria for the Mixed-Income, Mixed-Finance Communities may exceed the criteria of the Admissions and Continued Occupancy Policy of AHA. The criteria will be designed objectively to screen applicants for housing to ensure the placement of persons prepared to meet the conditions of the lease and family self-sufficiency obligations as required. Site-based policies and management plans will address the method of requesting an informal review of the screening decision.

### **IX. UNIT OFFERS AND REJECTIONS**

AHA intends that the Mixed-Income, Mixed-Finance Communities will operate with a large degree of independence to foster the specific goals of a Mixed-Income, Mixed-Finance community. Unit offers will be made in accordance with the method specified in the management plan and related site-based policies. Generally, the Management Agent will afford an applicant that has successfully completed the screening process an opportunity to lease the next available unit(s). Unit offers will be accomplished in the order of placement on the site-based waiting list to the extent administratively feasible. If an applicant rejects the unit(s) offered, the applicant will lose his or her place on the waiting list in accordance with the site-based policies. Said rejection will not automatically affect the position of the applicant on any other waiting list for AHA housing whether site-based or centralized.

### **X. DISTRIBUTION OF INFORMATION - AHA AND SITES**

AHA will maintain information on the availability of site-based waiting lists. Information posted in the AHA Central Office will include the dates of all open site-based waiting lists and basic information on the specific sites. Site information will include the locations, unit sizes, amenities, and accessibility for handicapped or disabled persons. AHA will maintain the appropriate fair housing postings.

Each site will make available appropriate leasing information related to on-site amenities, facilities, social services, schools, and accessibility for handicapped or disabled persons at the site. Required Fair Housing information will be maintained at all times.

## **XI. AHA APPLICATIONS, PUBLIC NOTICES AND WAITING LIST PURGES**

AHA's application form for the public housing program will include an advisory notice to the applicant that additional sites exist or will exist in the future. The notice will also indicate that applicants must apply directly to the site in order to maintain a position on the site-based waiting list.

Future openings of the AHA waiting lists will include a statement that there will be other locations where applications may be placed. In addition, the advertisement will state that future openings of the waiting list will be noticed in a newspaper of general circulation and AHA's Central Applications Office. As stated above, the AHA's Application Office will maintain this information in a public display.

## **XII. PURGING OF WAITING LISTS**

Each management plan will indicate when the Management Company will purge the site-based waiting list to update information on applicants for the public housing program. Generally, a letter is mailed to the applicant with a requirement to be returned to the Management Company within a specific time. The returned letter includes basic information updates and an affirmative statement that advises of the continued interest of the applicant in the public housing program or a public housing-assisted unit. Applicants who do not respond to the letter are removed from the site-based waiting list. In the future, the management company will include information in the letter to the applicants on the existing site-based waiting list to advise them of the ability to apply for public housing in the various sites with site-based waiting lists or with AHA via its centralized waiting list. The letter will also advise the applicant that other site-based waiting lists may open by public notice in the newspaper. Applicants will also be advised that the Central Applications Office maintains information on site-based waiting lists.

## **XIII. TRANSFERS**

All transfers will be resolved within each individual Mixed-Income, Mixed-Finance Community. Residents may request transfers following the conditions specified in the site-based transfer plans. Management Agents will address these requests in accordance with the policies specified. AHA will not transfer existing residents to these communities, except as returning residents under relocation efforts of AHA.

#### **XIV. REVIEW OF SITE OPERATIONS**

AHA will provide for oversight of the site-based waiting list through several different methods. Management Agents will provide monthly reports to AHA on the leasing efforts. These reports provide information on occupancy, leasing, work orders, unit turnaround, and financial status. AHA will review these documents, reports and statements regularly.

The management plans, regulatory and operating agreements and the marketing plans specify document retention as required by the HUD regulations. These records include the related application documents, waiting lists, publications, and letters to applicants. AHA will ensure the review of these documents to determine the accurate utilization of the waiting list by the Management Agent. This review may be accomplished by an independent auditor, AHA staff, or management reviews conducted by private agents contracted to perform these reviews. If AHA determines problems with the operation of the site-based waiting list, AHA will undertake the appropriate measures to resolve said problems.

#### **XV. EFFECTIVE DATE**

*This Addendum to the Site-Based Waiting List Policy shall be effective immediately, upon the earlier of the date that HUD approves AHA's Annual Plan for Fiscal Year 2000 or the date on which such plan is deemed approved.*