

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

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# PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005  
Annual Plan for Fiscal Year 2001

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

**OMB Approval No: 2577-0226  
Expires: 03/31/2002**

**PHA Plan  
Agency Identification**

**PHA Name:** Monroe Housing Authority

**PHA Number:** GA073

**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:**

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

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

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**  
[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.

X The PHA's mission is: to provide quality, affordable housing and related services in an efficient, effective, and non-discriminatory manner.

**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

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

\_\_\_\_\_ PHA Goal: Expand the supply of assisted housing  
Objectives:

- \_\_\_\_\_ Apply for additional rental vouchers:
- \_\_\_\_\_ Reduce public housing vacancies:
- \_\_\_\_\_ Leverage private or other public funds to create additional housing opportunities:
- \_\_\_\_\_ Acquire or build units or developments
- \_\_\_\_\_ Other (list below)

\_\_\_\_\_ PHA Goal: Improve the quality of assisted housing  
Objectives:

- \_\_\_\_\_ Improve public housing management: (PHAS score)
- \_\_\_\_\_ Improve voucher management: (SEMAP score)
- \_\_\_\_\_ Increase customer satisfaction:
- \_\_\_\_\_ Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

- \_\_\_\_\_ Renovate or modernize public housing units:
- \_\_\_\_\_ Demolish or dispose of obsolete public housing:
- \_\_\_\_\_ Provide replacement public housing:
- \_\_\_\_\_ Provide replacement vouchers:
- \_\_\_\_\_ Other: (list below)

\_\_\_\_\_ PHA Goal: Increase assisted housing choices

Objectives:

- \_\_\_\_\_ Provide voucher mobility counseling:
- \_\_\_\_\_ Conduct outreach efforts to potential voucher landlords
- \_\_\_\_\_ Increase voucher payment standards
- \_\_\_\_\_ Implement voucher homeownership program:
- \_\_\_\_\_ Implement public housing or other homeownership programs:
- \_\_\_\_\_ Implement public housing site-based waiting lists:
- \_\_\_\_\_ Convert public housing to vouchers:
- \_\_\_\_\_ Other: (list below)

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

\_\_\_\_\_ PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

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

- PHA Goal: Manage the PHA's existing public housing program in an efficient and effective n Objectives:
  - The PHA shall make its units more marketable to the community as evidenced by an increase in our waiting list to one that requires a two-month wait for housing by June 30, 2005.
  - The PHA shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
  - The PHA shall be recognized by HUD as a standard performer by June 30, 2005.
- PHA Goal: Provide a safe and secure environment in the in the PHA's public housing developments. Objectives:
  - The PHA shall reduce crime in its developments so that the crime rate does not exceed the surrounding neighborhood by June 30, 2005.
  - The PHA shall reduce its evictions due to violations of criminal laws by 5 percent by June 30, 2005.

**Annual PHA Plan  
PHA Fiscal Year 2001**

[24 CFR Part 903.7]

### **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**

### **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 Monroe Housing Authority's mission is to provide quality affordable housing in an efficient, effective, and non-discriminatory manner to low income families in our jurisdiction. In so doing we will be recognized by HUD as a high performer by the year 2005; and the PHA will promote a motivating work environment with a capable team of dedicated employees who will administer housing lease provisions in a fair and just manner to provide a safe and secure environment, and we will reduce the crime rate in our developments to one not exceeding the surrounding neighborhood so that we will attract enough needy families to build a waiting list of two months lead time.

The PHA will apply for grants to modernize its apartments and to eliminate drugs from its developments, and in carrying out our responsibilities the PHA will use approximately \$1.5 million per year to operate, maintain, and modernize our developments to serve the housing needs of about 300 families in our jurisdiction; and we will make special efforts to provide housing for families with incomes at less than 30 percent of the area median.

To encourage working families to remain in public housing and to promote a wide range of family income in our units, the PHA will offer flat rents and ceiling rents to tenants, and we will administer a deconcentration of poverty policy so that none of our developments have a disproportionate number of very low or very high income residents.

## 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.

### **Table of Contents**

Page #

#### **Annual Plan**

Executive Summary

i. **Table of Contents**

**Housing Needs**

1. Financial Resources
2. Policies on Eligibility, Selection and Admissions
3. Rent Determination Policies
4. Operations and Management Policies
5. Grievance Procedures
6. Capital Improvement Needs
7. Demolition and Disposition
8. Designation of Housing
9. Conversions of Public Housing
10. Homeownership
11. Community Service Programs
12. Crime and Safety
13. Pets (Inactive for January 1 PHAs)
14. Civil Rights Certifications (included with PHA Plan Certifications)
15. Audit
16. Asset Management
17. Other Information

#### **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:

- A   Admissions Policy for Deconcentration
- B   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)

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)  
 Public Housing Admissions and Continued Occupancy Policy

### 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
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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

Applicable & On Display	Supporting Document	Applicable Plan Component
	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 18. Documentation of the required deconcentration and income mixing analysis	Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents 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 check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures 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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

Applicable & On Display	Supporting Document	Applicable Plan Component
	1996 HUD Appropriations Act	
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Internal Control Policy	Annual Plan: Operations and Maintenance
X	Capitalization Policy	Annual Plan: Operations and Maintenance
X	Investment Policy	Annual Plan: Operations and Maintenance
X	Procurement Policy	Annual Plan: Operations and Maintenance
X	Disposition Policy	Annual Plan: Operations and Maintenance
X	Personnel Policy	Annual Plan: Operations and Maintenance
X	Paint Policy	Annual Plan: Operations and Maintenance
X	Lead Based Paint Abatement Policy	Annual Plan: Operations and Maintenance
X	Resident Initiatives Policy	Annual Plan: Operations and Maintenance
X	Relocation Policy	Annual Plan: Operations and Maintenance
X	One Strike and You're Out Policy	Annual Plan: Operations

Applicable & On Display	Supporting Document	Applicable Plan Component
		and Maintenance
X	Community Service Policy	Annual Plan: Operations and Maintenance
X	Community Service and Self-Sufficiency Policy	Annual Plan: Operations and Maintenance
X	Asset Management Policy	Annual Plan: Operations and Maintenance
X	Organizational Chart	Annual Plan: Operations and Maintenance

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Income <= 30% of AMI	326	3	2	2	2	1	1
Income >30% but <=50% of AMI	14	2	2	2	2	1	1
Income >50% but <80% of AMI	0	0	0	0	0	1	1
Elderly	42	1	1	1	1	1	1
Families with Disabilities	94	2	2	2	2	1	1
Black	207	3	2	2	2	1	1
Race/Ethnicity	none	1	1	1	1	1	1
Race/Ethnicity	none	1	1	1	1	1	1
Race/Ethnicity	none	1	1	1	1	1	1

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study

Indicate year: 1998

- Other sources: (list and indicate year of information)  
PHA waiting list for year 2000

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	97		.86

Extremely low income <=30% AMI	93	96	
Very low income (>30% but <=50% AMI)	4	4	
Low income (>50% but <80% AMI)	0	0	
Families with children	65	67	
Elderly families	12	12	
Families with Disabilities	27	28	
Black	59	61	
Race/ethnicity	none	0	
Race/ethnicity	none	0	
Race/ethnicity	none	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	31	32	1.5
2 BR	46	47	1.2
3 BR	14	14	0.5
4 BR	6	6	1.0
5 BR	0	0	0
5+ BR	0	0	0
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No    Yes</p> <p>If yes:</p> <p><b>B.</b>    How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No    Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No    Yes</p>			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

#### **(2) Reasons for Selecting Strategies**

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

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

### **Statement of Financial Resources**

[24 CFR Part 903.79 (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

OMB Approval No: 2577-0226  
Expires: 03/31/2002

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>	919,589	919,589
a) Public Housing Operating Fund	358,769	
b) Public Housing Capital Fund	477,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	83,820	
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
PHDEP	46,000	46,000
Capital Fund (CGP)	91,853	91,853
<b>3. Public Housing Dwelling Rental Income</b>	447,960	447,960
<b>4. Other income (list below)</b>		
Investment income	36,800	36,800
Maintenance and late charges	63,910	63,910
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	1,606,112	1,606,112

Sources	Planned \$	Planned Uses

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: At the time the family applies for housing, and is updated one week before the family is housed.

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

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

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

all that apply)

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

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

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

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

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

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

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

a. 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**)

1. 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.

5 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 4 Veterans and veterans' families
- 3 Residents who live and/or work in the jurisdiction
- 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:

\_\_\_\_ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

\_\_\_\_ Other (list policies and developments targeted below)

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

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

\_\_\_\_ Additional affirmative marketing

\_\_\_\_ Actions to improve the marketability of certain developments

\_\_\_\_ Adoption or adjustment of ceiling rents for certain developments

\_\_\_\_ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

\_\_\_\_ Other (list below)

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

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

\_\_\_\_ List (any applicable) developments below:

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

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

\_\_\_\_ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- \_\_\_\_\_ Households that contribute to meeting income goals (broad range of incomes)
- \_\_\_\_\_ Households that contribute to meeting income requirements (targeting)
- \_\_\_\_\_ Those previously enrolled in educational, training, or upward mobility programs
- \_\_\_\_\_ Victims of reprisals or hate crimes
- \_\_\_\_\_ Other preference(s) (list below)

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

\_\_\_\_\_ Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

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

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- a. 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 903.79 (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:

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

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

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

Ceiling rents and flat rents as described below in item e and (2)

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

that apply)

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

f. Rent re-determinations:

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

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

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

**(2) Flat Rents**

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

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

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (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)

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		

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:

- X  The Capital Fund Program Annual Statement is provided as an attachment to the

PHA Plan at Attachment B.

-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 C.

-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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

\_\_\_\_\_ Revitalization Plan under development  
\_\_\_\_\_ Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.79 (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:
1b. Development (project) number:
2. Activity type: <input type="checkbox"/> Demolition

___ Disposition
3. Application status (select one) ___ Approved ___ Submitted, pending approval ___ Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: Coverage of action (select one) ___ Part of the development ___ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

1. X 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><u>Designation of Public Housing Activity Description</u></b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
<input type="checkbox"/> 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	
3. Application status (select one)	
<input type="checkbox"/> Approved; included in the PHA's Designation Plan	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
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?	
1. 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.

### **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)

Part of the development

Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

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

[24 CFR Part 903.7 9 (l)]

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

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

1. Cooperative agreements:

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

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

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to



### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

Other: (list below)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79 (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 D.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **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)
- 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)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- \_\_\_\_\_ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- \_\_\_\_\_ Other: (list below)

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

**D. Other Information Required by HUD**

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

A locally derived definition of substantial deviation and significant amendment or modification is: Discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the PHA and which require formal approval by the Board of Commissioners.

**Attachments**

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

- A - Policy For Deconcentration Of Poverty - GA073A01
- B - Annual Statement/Performance and Evaluation Report - GA073B01
- C - Five-Year Action Plan - GA073C01
- D - Public Housing Drug Elimination - GA073D01

Program (PHDEP) Plan  
E - Admissions and Continued Occupancy Policy (ACOP) - GA073E01

**PHA Plan  
Table Library**

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

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

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

**Table Library**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**ATTACHMENT A  
GA073A01**

**POLICY FOR DECONCENTRATION OF POVERTY**

It is the PHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and nondiscriminating manner.

The PHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the marketing strategies needed to assure deconcentration of poverty and proper income mixing.

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP) Part I: Summary**

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

**ATTACHMENT B**  
**GA073B01**

HA Name <b>HOUSING AUTHORITY OF THE CITY OF MONROE, GA</b>	Comprehensive Grant Number <b>GA06P07350100</b>	FFY of Grant Approval <b>2000</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number \_\_\_\_\_     Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$30,000.00			
4	1410 Administration	\$25,338.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$22,185.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$145,043.00			
10	1460 Dwelling Structures	\$246,884.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$7,550.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency				
19	Amount of CIAP Grant (Sum of lines 2-18)	\$477,000.00			
20	Amount of line 19 Related to LBP Testing				
21	Amount of line 19 Related to LBP Abatement				
22	Amount of line 19 Related to Security	\$185,000.00			
23	Amount of line 19 Related to Energy Conservation Measures	\$205,000.00			

Signature of Executive Director and Date  
**X**

Signature of Director, Office of Public Housing / ONAP Administrator & Date:  
**X**

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

**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**

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

Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA 073-02	Sewer Lines	1450.00	50	\$25,000.00				
	Install Security Fence	1450.00	50	\$53,043.00				
	Repair Soffits and Fascias	1460.00	50	\$80,000.00				
	Interior Paint	1460.00	11	\$3,520.00				
	Repair Masonry	1460.00	50	\$10,000.00				
GA 073-03	Interior Paint	1460.00	15	\$4,800.00				
GA 073-04	Interior Paint	1460.00	10	\$3,200.00				
	Repair Masonry	1460.00	30	\$5,000.00				
GA 073-05	Interior Paint	1460.00	1	\$320.00				
GA 073-06	Sod Bare Areas	1450.00	15	\$7,000.00				
	Interior Paint	1460.00	14	\$4,480.00				
GA 073-07	Sewer Lines	1450.00	20	\$25,000.00				
	Sod Bare Areas	1450.00	20	\$7,000.00				
	Interior Paint	1460.00	6	\$1,920.00				
	Repair Masonry	1460.00	20	\$5,000.00				
GA 073-08	Sod Bare Areas	1450.00	30	\$7,000.00				
	Interior Paint	1460.00	9	\$2,880.00				
GA 073-09	Sod Bare Areas	1450.00	20	\$7,000.00				
	Repair Masonry	1460.00	20	\$5,000.00				
	Plumbing Systems	1460.00	20	\$89,264.00				

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**X**

**X**



**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**

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

Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA 073-10	Sod Bare Areas	1450.00	15	\$7,000.00				
	Interior Paint	1460.00	5	\$3,250.00				
GA 073-11	Sod Bare Areas	1450.00	10	\$7,000.00				
	Repair Masonry	1460.00	30	\$5,000.00				
	Interior Paint	1460.00	5	\$3,250.00				
GA 073-13	Furnaces	1460.00	25	\$20,000.00				
	Refrigerators	1465.10	10	\$3,800.00				
	Ranges	1465.10	15.00	\$3,750.00				
	<b>TOTAL 1450</b>			<b>\$145,043.00</b>				
	<b>TOTAL 1460</b>			<b>\$246,884.00</b>				
	<b>TOTAL 1475</b>			<b>\$7,550.00</b>				
HA WIDE Administration	a) Comprehensive Grant Program Coordinator	1410.00	Lump Sum	\$15,000.00				
	b) Pro-rate other staff salaries	1410.00	Lump Sum	\$2,000.00				
	c) Fringe Benefits	1410.00	Lump Sum	\$7,838.00				
	d) Sundry/LBP Insurance	1410.00	Lump Sum	\$500.00				
	<b>TOTAL 1410</b>			<b>\$25,338.00</b>				

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**X**

**X**



**Annual Statement/Performance and Evaluation Report**  
**Part II: Supporting Pages**

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

Comprehensive Grant Program (CGP)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA WIDE Other Fees & Costs	a) A & E	1430.01	Lump Sum	\$5,000.00				
	b) Clerk of Works Including Fringe Benefits	1430.07	Lump Sum	\$17,185.00				
	<b>TOTAL 1430</b>			<b>\$22,185.00</b>				
HA WIDE Management Improvements	a) Staff training, computer interface and software program.	1408.00	Lump Sum	\$20,000.00				
	b) Computer and telecommunications system	1408.00	Lump Sum	\$10,000.00				
	<b>TOTAL 1408</b>			<b>\$30,000.00</b>				

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**X**

**X**



**Annual Statement/Performance and Evaluation Report**  
**Part III: Implementation Schedule**

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

**Comprehensive Grant Program (CGP)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
GA 073-01	3/2002			9/2002			
GA 073-02	3/2002			9/2002			
GA 073-03	3/2002			9/2002			
GA 073-04	3/2002			9/2002			
GA 073-05	3/2002			9/2002			
GA 073-06	3/2002			9/2002			
GA 073-07	3/2002			9/2002			
GA 073-08	3/2002			9/2002			
GA 073-09	3/2002			9/2002			
GA 073-10	3/2002			9/2002			
GA 073-11	3/2002			9/2002			
GA 073-13	3/2002			9/2002			
HA Wide	3/2002			9/2002			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**X**

**X**

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









**Five-Year Action Plan  
Part I: Summary**

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

**ATTACHMENT C  
GA073C01**

**Comprehensive Grant Program (CGP)**

Office of Public and Indian Housing

HA Name: Housing Authority of the City of Monroe		Locality: (City/County & State) Monroe, Walton County, Georgia			[X] Original [ ] Revision No.	
A. Development Number/Name	Work Statement for Year 7 FFY: 2000	Work Statement for Year 8 FFY: 2001	Work Statement for Year 9 FFY: 2002	Work Statement for Year 10 FFY: 2003	Work Statement for Year 11 FFY: 2004	
GA73-01 (30) James Monroe	<b>See Annual Statement</b>	\$3,200.00	\$3,200.00	\$0.00	\$0.00	
GA73-02 (50) George Walton		\$0.00	\$0.00	\$2,240.00	\$2,240.00	
GA73-03 (40) Stowers Park		\$640.00	\$640.00	\$0.00	\$0.00	
GA73-04 (30) Carver Place		\$308,471.00	\$215,416.00	\$352,384.00	\$352,384.00	
GA73-05 (8) Rutledge		\$13,913.00	\$0.00	\$0.00	\$0.00	
GA73-06 (40) Radford Park		\$0.00	\$0.00	\$2,880.00	\$2,880.00	
GA73-07 (20) Rose Ison		\$0.00	\$80,000.00	\$0.00	\$0.00	
GA73-08 (30) King Street		\$2,880.00	\$2,880.00	\$22,880.00	\$22,880.00	
GA73-09 (20) Statham		\$640.00	\$640.00	\$960.00	\$960.00	
GA73-10 (60) Magnolia Terrace		\$50,000.00	\$0.00	\$5,120.00	\$5,120.00	
GA73-11 (30) Ammie Briggery		\$4,160.00	\$4,160.00	\$0.00	\$0.00	
GA73-13 (25) Rutledge		\$2,560.00	\$2,560.00	\$0.00	\$0.00	
<b>B. Physical Improvements Subtotal</b> 1450 + 1460 + 1465			<b>\$386,464.00</b>	<b>\$309,496.00</b>	<b>\$386,464.00</b>	<b>\$386,464.00</b>
<b>C. Management Improvements</b> 1408		<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	
<b>D. HA-Wide Non-dwelling Structures</b> & Equipment 1470 + 1475		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>E. Administration</b> 1410		<b>\$25,338.00</b>	<b>\$25,338.00</b>	<b>\$25,338.00</b>	<b>\$25,338.00</b>	
<b>F. Other</b> 1430 + 1495.1		<b>\$35,198.00</b>	<b>\$35,198.00</b>	<b>\$35,198.00</b>	<b>\$35,198.00</b>	
<b>G. Operations</b>		<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>H. Demolition</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>I. Replacement Reserve</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>J. Mod Used for Development</b>		<b>\$0.00</b>	<b>\$26,968.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>K. Total CGP Funds</b>		<b>\$477,000.00</b>	<b>\$477,000.00</b>	<b>\$477,000.00</b>	<b>\$477,000.00</b>	
<b>L. Total Non-CGP Funds</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>M. Grand Total</b>		<b>\$477,000.00</b>	<b>\$477,000.00</b>	<b>\$477,000.00</b>	<b>\$477,000.00</b>	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			





**Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)**

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

**Comprehensive Grant Program (CGP)**

Work Statement for Year 7 FFY: 2000	Work Statement for Year 8 FFY: 2001			Work Statement for Year 9 FFY: 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>GA73-13</b>			<del>1410 - Administration</del>		
	1460 - Physical Improvements			a) Comprehensive Grant Program Coordinator	Lump Sum	\$15,000.00
	Interior Painting	8	\$2,560.00	b) Pro-rate other staff salaries	Lump Sum	\$2,000.00
				c) Fringe Benefits	Lump Sum	\$7,838.00
				d) Sundry/LBP insurance	Lump Sum	\$500.00
				<b>Subtotal 1410</b>		<b>\$25,338.00</b>
				1430 - Other		
				Fees & Costs		
				a) A&E for GA73-04	Lump Sum	\$15,183.00
				b) Clerk of Works including fringe benefits	Lump Sum	\$17,185.00
				<b>Subtotal 1430</b>		<b>\$32,368.00</b>
				1495.1 - Relocation Costs		
				Relocate residents during CGP	18 Moves	\$2,830.00
				<b>Subtotal 1495.1</b>		<b>\$2,830.00</b>
				<b>TOTAL OTHER</b>		<b>\$35,198.00</b>
			Mod Used For Development		\$26,968.00	
			Mod Used for Operations		\$50,000.00	
	Subtotal of Estimated Cost		\$63,096.00	Subtotal of Estimated Cost		\$137,504.00



**Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)**

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

**Comprehensive Grant Program (CGP)**

Work Statement for Year 7 FFY: 2000	Work Statement for Year 8 FFY: 2001			Work Statement for Year 9 FFY: 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<b>See Annual Statement</b>	<b>GA73-4 Carver Place</b> 1460 (Physical Improvements)			<b>GA73-4 Carver Place</b> 1460 (Physical Improvements)	
Complete Modernization				Complete Modernization		
Electrical System (interior)		7 apts	\$31,000.00	Electrical System (interior)	5 apts	\$15,000.00
Electrical System (exterior)		7 apts	\$11,700.00	Electrical System (exterior)	5 apts	\$9,700.00
Water Heater Enclosures		7 apts	\$8,300.00	Water Heater Enclosures	5 apts	\$8,300.00
Kitchens		7 apts	\$25,000.00	Kitchens	5 apts	\$14,500.00
Plumbing Systems		7 apts	\$21,200.00	Plumbing Systems	5 apts	\$16,200.00
Bathrooms		7 apts	\$29,200.00	Bathrooms	5 apts	\$14,200.00
Flooring (hard)		7 apts	\$6,150.00	Flooring (hard)	5 apts	\$3,150.00
Flooring (resilient)		7 apts	\$15,350.00	Flooring (resilient)	5 apts	\$11,350.00
Interior Walls		7 apts	\$30,400.00	Interior Walls	5 apts	\$18,443.00
Interior Ceilings		7 apts	\$19,350.00	Interior Ceilings	5 apts	\$14,350.00
Patching & Painting		7 apts	\$5,850.00	Patching & Painting	5 apts	\$3,850.00
Interior Doors/Hardware		7 apts	\$16,900.00	Interior Doors/Hardware	5 apts	\$12,900.00
Enclose Closets		7 apts	\$12,000.00	Enclose Closets	5 apts	\$9,000.00
Entrance Doors/Frames/Hardware		7 apts	\$14,100.00	Entrance Doors/Frames/Hardware	5 apts	\$11,100.00
Window Shade Brackets		7 apts	\$3,700.00	Window Shade Brackets	5 apts	\$3,700.00
Roofing (decking repair etc.)		7 apts	\$16,600.00	Roofing (decking repair etc.)	5 apts	\$13,600.00
Attic Ventilation		7 apts	\$4,000.00	Attic Ventilation	5 apts	\$4,000.00
Fasicas, Soffits & Siding		7 apts	\$19,360.00	Fasicas, Soffits & Siding	5 apts	\$19,360.00
Porches, Canopies, Columns, Railings		7 apts	\$10,750.00	Porches, Canopies, Columns, Railings	5 apts	\$10,750.00
Graphics/Mail Boxes	7 apts	\$1,963.00	Graphics/Mail Boxes	5 apts	\$1,963.00	
Parking/walkways	24 apts	\$5,598.00				
	<b>Subtotal of Estimated Cost</b>		<b>\$308,471.00</b>	<b>Subtotal of Estimated Cost</b>		<b>\$215,416.00</b>



**Five-Year Action Plan  
Part III: Supporting Pages  
Management Needs Work Statement(s)**

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

Comprehensive Grant Program (CGP)

Work Statement for Year 7 FFY: 2000	Work Statement for Year 8 FFY: 2001			Work Statement for Year 9 FFY: 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	Staff training, computer interface, and software programs.	Lump Sum	\$20,000.00	Staff training, computer interface, and software programs.	Lump Sum	\$20,000.00
	Computer and telecommunications system	Lump Sum	\$10,000.00	Computer and telecommunications system	Lump Sum	\$10,000.00
	Subtotal of Estimated Cost		\$30,000.00	Subtotal of Estimated Cost		\$30,000.00



**Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)**

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

**Comprehensive Grant Program (CGP)**

Work Statement for Year 7 FFY: 2000	Work Statement for Year 10 FFY: 2003			Work Statement for Year 11 FFY: 2004				
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost		
<b>See Annual Statement</b>	<b>GA73-02</b> 1460 - Physical Improvements Interior Painting	7	\$2,240.00	<b>GA73-02</b> 1460 - Physical Improvements Interior Painting	7	\$2,240.00		
	<b>GA73-06</b> 1460 - Physical Improvements Interior Painting	9	\$2,880.00	<b>GA73-06</b> 1460 - Physical Improvements Interior Painting	9	\$2,880.00		
	<b>GA73-08</b> 1460 - Physical Improvements Interior Painting Replace Floors	9 12	\$2,880.00 \$20,000.00	<b>GA73-08</b> 1460 - Physical Improvements Interior Painting Replace Floors	9 12	\$2,880.00 \$20,000.00		
	<b>GA73-09</b> 1460 - Physical Improvements Interior Painting	3	\$960.00	<b>GA73-09</b> 1460 - Physical Improvements Interior Painting	3	\$960.00		
	<b>GA73-10</b> 1460 - Physical Improvements Interior Painting	16	\$5,120.00	<b>GA73-10</b> 1460 - Physical Improvements Interior Painting	16	\$5,120.00		
	Subtotal of Estimated Cost			<b>\$34,080.00</b>	Subtotal of Estimated Cost			<b>\$34,080.00</b>



**Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)**

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

**Comprehensive Grant Program (CGP)**

Work Statement for Year 7 FFY: 2000	Work Statement for Year 10 FFY: 2003			Work Statement for Year 11 FFY: 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<b>See Annual Statement</b>	<b>GA73-04 - Carver Place</b>			<b>GA73-04 - Carver Place</b>		
1460 - Physical Improvements				1460 - Physical Improvements			
Complete Modernization				Complete Modernization			
Electrical System (Interior)		8 apts	\$31,000.00	Electrical System (Interior)	8 apts	\$31,000.00	
Electrical System (Exterior)		8 apts	\$11,700.00	Electrical System (Exterior)	8 apts	\$11,700.00	
Water Heater Enclosures		8 apts	\$8,300.00	Water Heater Enclosures	8 apts	\$8,300.00	
Kitchens		8 apts	\$29,500.00	Kitchens	8 apts	\$29,500.00	
Plumbing Systems		8 apts	\$21,200.00	Plumbing Systems	8 apts	\$21,200.00	
Bathrooms		8 apts	\$29,200.00	Bathrooms	8 apts	\$29,200.00	
Flooring (hard)		8 apts	\$6,150.00	Flooring (hard)	8 apts	\$6,150.00	
Flooring (resilient)		8 apts	\$15,350.00	Flooring (resilient)	8 apts	\$15,350.00	
Interior Walls		8 apts	\$30,400.00	Interior Walls	8 apts	\$30,400.00	
Interior Ceilings		8 apts	\$19,350.00	Interior Ceilings	8 apts	\$19,350.00	
Patching & Painting		8 apts	\$5,850.00	Patching & Painting	8 apts	\$5,850.00	
Interior Doors/Hardware		8 apts	\$16,900.00	Interior Doors/Hardware	8 apts	\$16,900.00	
Enclose Closets		8 apts	\$12,000.00	Enclose Closets	8 apts	\$12,000.00	
Entrance Doors/Frames/Hardware		8 apts	\$14,100.00	Entrance Doors/Frames/Hardware	8 apts	\$14,100.00	
Window Shade Brackets		8 apts	\$3,700.00	Window Shade Brackets	8 apts	\$3,700.00	
Roofing (decking repair, etc.)		8 apts	\$16,600.00	Roofing (decking repair, etc.)	8 apts	\$16,600.00	
Attic Ventilation		8 apts	\$4,000.00	Attic Ventilation	8 apts	\$4,000.00	
Fascias, Soffits, & Sidings		8 apts	\$19,360.00	Fascias, Soffits, & Sidings	8 apts	\$19,360.00	
Porches, Canopies, Columns, Railings		8 apts	\$10,750.00	Porches, Canopies, Columns, Railings	8 apts	\$10,750.00	
Graphics/Mail Boxes		8 apts	\$1,963.00	Graphics/Mail Boxes	8 apts	\$1,963.00	
<del>1450 - Site Improvements</del>			<del>1450 - Site Improvements</del>				
Grading, Drainage, and Sodding	30 apts	\$45,011.00	Grading, Drainage, and Sodding	30 apts	\$45,011.00		
Subtotal of Estimated Cost			<b>\$352,384.00</b>	Subtotal of Estimated Cost			<b>\$352,384.00</b>



**Five-Year Action Plan  
Part II: Supporting Pages  
Physical Needs Work Statement(s)**

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

**Comprehensive Grant Program (CGP)**

Work Statement for Year 7 FFY: 2000	Work Statement for Year 10 FFY: 2003			Work Statement for Year 11 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<b>See Annual Statement</b>	<b>1410 - Administration</b>			<b>1410 - Administration</b>	
a) Comprehensive Grant Program Coordinator		Lump Sum	\$15,000.00	a) Comprehensive Grant Program Coordinator	Lump Sum	\$15,000.00
b) Pro-rate other staff salaries		Lump Sum	\$2,000.00	b) Pro-rate other staff salaries	Lump Sum	\$2,000.00
c) Fringe Benefits		Lump Sum	\$7,838.00	c) Fringe Benefits	Lump Sum	\$7,838.00
d) Sundry/LBP insurance		Lump Sum	\$500.00	d) Sundry/LBP insurance	Lump Sum	\$500.00
<b>Subtotal 1410</b>			<b>\$25,338.00</b>	<b>Subtotal 1410</b>		<b>\$25,338.00</b>
<b>1430 - Other Fees &amp; Costs</b>				<b>1430 - Other Fees &amp; Costs</b>		
a) A&E for GA73-04		Lump Sum	\$15,183.00	a) A&E for GA73-04	Lump Sum	\$15,183.00
b) Clerk of Works including fringe benefits		Lump Sum	\$17,185.00	b) Clerk of Works including fringe benefits	Lump Sum	\$17,185.00
<b>Subtotal 1430</b>			<b>\$32,368.00</b>	<b>Subtotal 1430</b>		<b>\$32,368.00</b>
<b>1495.1 - Relocation Costs</b>			<b>1495.1 - Relocation Costs</b>			
Relocate residents during CGP	18 Moves	\$2,830.00	Relocate residents during CGP	18 Moves	\$2,830.00	
<b>Subtotal 1495.1</b>		<b>\$2,830.00</b>	<b>Subtotal 1495.1</b>		<b>\$2,830.00</b>	
<b>TOTAL OTHER</b>		<b>\$35,198.00</b>	<b>TOTAL OTHER</b>		<b>\$35,198.00</b>	
	<b>Subtotal of Estimated Cost</b>		<b>\$60,536.00</b>	<b>Subtotal of Estimated Cost</b>		<b>\$60,536.00</b>



**Five-Year Action Plan  
Part III: Supporting Pages  
Management Needs Work Statement(s)**

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

Comprehensive Grant Program (CGP)

Work Statement for Year 7 FFY: 2000	Work Statement for Year 10 FFY: 2003			Work Statement for Year 11 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<b>See Annual Statement</b>	Staff training, computer interface, and software programs.	Lump Sum	\$20,000.00	Staff training, computer interface, and software programs.	Lump Sum
Computer and telecommunications system		Lump Sum	\$10,000.00	Computer and telecommunications system	Lump Sum	\$10,000.00
	Subtotal of Estimated Cost		\$30,000.00	Subtotal of Estimated Cost		\$30,000.00







**MONROE HOUSING AUTHORITY  
Public Housing Drug Elimination Program Plan**

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 \$ 84,237.00**
- B. Eligibility type (Indicate with an "x")**    N1 \_\_\_\_\_ N2 \_\_\_\_\_    **R** X \_\_\_\_\_
- C. FFY in which funding is requested** \_\_\_\_\_
- 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

The Housing Authority will contract with the City of Monroe for two full-time police officers and with a private security agency for a security guard that will conduct motorized and walking patrols in our project sites. Also the PHA will contract for a full-time undercover drug agent to make drug buys and assist in conviction of drug offenders in our public housing developments. In addition, the PHA will employ a part-time program coordinator to provide coordination between law enforcement agencies and housing authority, and to maintain data on drug related crime and evictions. These efforts should help promote a safer and drug free environment for our residents.

**E. Target Areas**

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

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
James Monroe Homes	30	80
George Walton Homes	50	126
Stowers Park	40	88
Carver Place	30	74
Old Rutledge	8	24
Radford Park	40	55
Rose Ison Terrace	20	72

Billy Gober Homes	30	107
Statham Apartments	20	43
Magnolia Terrace	60	130
Ammie Briggery Homes	30	47
New Rutledge	25	50

**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** X **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.

FY 1995	X	GA06DEP0730195	0	191,500.00	
FY 1996	X	GA06DEP0730196	0	187,900.00	
FY 1997					
FY 1998	X	GA06DEP0730197	0	114,300.00	
FY 1999	X	GA06DEP0730198	28,450.00	114,300.00	11-1-2000
	X	GA06DEP0730199	60,237.00	84,237.00	12-14-2001

**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.

In order to maximize available funding, the Monroe Housing Authority will continue the law enforcement and crime punishment component of our drug elimination efforts. This will entail the use of additional city police patrols, private security guards, and an undercover drug agent to rid all of our project sites of drug dealers and convince them that the housing authority can no longer be used as a base for illegal drug activities. These security measures, including community policing, along with strict enforcement of the housing authority's "One Strike And You Are Out" policy should help promote a drug free environment, and improve the quality of life for our 381 housing authority families.

**B. PHDEP Budget Summary**

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

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding



Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>	<b>Total PHDEP Funding: \$</b>
---------------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>	<b>Total PHDEP Funding: \$</b>
-------------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>	<b>Total PHDEP Funding: \$</b>
-------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>	<b>Total PHDEP Funding: \$</b>
---------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>	<b>Total PHDEP Funding: \$</b>
------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>	<b>Total PHDEP Funds: \$</b>
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**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.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110		66,237.00		66,237.00
9120		18,000.00		18,000.00

9130				
9140				
9150				
9160				
9170				
9180				
9190				
<b>TOTAL</b>		\$84,237.00		\$84,237.00

**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.”