

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**

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHA Name:** Macon Housing Authority

**PHA Number:** GA007

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2001

### Public Access to Information

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

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

### Display Locations for PHA Plans and Supporting Documents

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

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

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

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



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The mission of the Housing Authority of the City of Macon, Georgia is to add value to our community and the lives of those we serve through quality housing, support services and community development. To this end, our broad goals are:
- Offer the quality affordable housing of choice
  - Create opportunities for homeownership
  - Promote the economic and social upward mobility of public housing residents
  - Create and support healthy, socially viable neighborhoods
  - Operate in a fiscally responsible manner
  - Serve as the lead community development partner of our city and the community
  - Impact homelessness
  - Promote equal housing opportunity for all.

**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 IDENTIFYING QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- 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: Operate the Macon Housing Authority's Public Housing and Section 8 programs to industry standards.  
Objectives:
  - Obtain no less than "Standard Performer" designation based on the Public Housing Assessment System (PHAS).
  - Obtain no less than "Standard Performer" designation based on the Section 8 Management Assessment Program (SEMAP).
  - Operate all Federally funded housing programs with no unresolved review findings carried over between reviews.
  - Operate all MHA programs in compliance with all applicable fair housing and equal opportunity regulations.
  - Maintain a Section 8 Administration Plan and a Public Housing Admissions and Continued Occupancy Policy in compliance with current regulations.
- PHA Goal: Provide Homeownership opportunities for low and moderate-income families.  
Objectives:

- Successfully complete 1999 MHA Single Family Bond Issue, defined as 80% or greater utilization of available funds during origination period
  - Conclude and close out the HOPE 3 Program.
  - Operate 5(h) program in accordance with 5(h) Plan.
  - Perform feasibility analysis for possible Section 8 homeownership program, to be followed by program design if feasible.
- PHA Goal: Operate MHA's federally funded housing programs in a fiscally responsible manner.  
Objectives:
    - Maintain PH operating reserves at a level of at least 30% of one year's total routine expenditures.
    - Maintain Section 8 Administrative operating reserve of at least two months operating expenditures.
    - Operate without any unresolved fiscal audit findings carried over between fiscal audits.
- PHA Goal: Provide a safe living environment in MHA Public Housing neighborhoods.  
Objectives:
    - Obtain PHDEP funding and operate program in accordance with HUD approved plan.
    - Maintain drug related criminal activity in MHA neighborhoods below 1990 baseline, as measured by drug arrests of residents, total drug arrests on premises and drug related evictions.
    - Provide opportunities for social and economic development, leading to increased self-sufficiency and independence for families, seniors and the handicapped.
    - Operate the Family Self-Sufficiency Program for Public Housing residents and Section 8 residents.
    - Maintain on-site services leases and MOAs with at least twenty agencies.
    - Operate the Family Investment Center so as to offer the services of at least ten agencies to 1,000 people per year.
    - Develop and maintain viable Resident Associations in all non-scattered MHA sites. Objective is accomplished when ten sites meet MHA funding criteria.
- PHA Goal: Impact homelessness.  
Objectives:
    - Maintain local homeless preference system and referral MOAs with local agencies.
- PHA Goal: Maintain the Public Housing physical plant in satisfactory condition.  
Objectives:
    - Obtain PHAS unit inspection score of no less than 20 points.
    - Complete all preventive maintenance routines in accordance with system plan.
    - Complete 99% of emergency work requests within 24 hours.
    - Complete 90% of non-emergency work orders before year-end.

- Expend Comprehensive Grant Program Funds within three years of award.

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

In fiscal year 2001, the Macon Housing Authority will maintain and operate 2,268 units of public housing and 1,732 units of Section 8 housing. In compliance with QWHRA, MHA will offer residents choice of rental payment. In order to assist with deconcentration, MHA will offer applicants choice of site-based waiting list. Major Housing Authority policies have been modified to incorporate provisions of QHWRA. During FY 2001, MHA will implement the eight-hour work requirement and begin development work on a future Section 8 homeownership program.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2001 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 2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan ga007a01, ga007b01; ga007c01; ga007d01, and ga007f01
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan ga007e01)
- Other (List below, providing each attachment name)

**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	5 Year and Annual Plans

**List of Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	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
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

## **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	Size	Loca-tion
Income <= 30% of AMI	5,648	5	3	5	1	1	1
Income >30% but <=50% of AMI	2,446	5	3	5	1	1	1
Income >50% but <80% of AMI	1,448	3	3	3	1	1	1
Elderly	1,253*	1	1	1	1	1	1
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

\* This figure is derived from the State of Georgia Consolidated Plan effective in 1999. It represents the number of elderly households with housing needs whose income is at or below 30% of the area median income, which is the primary population served by the Housing Authority. This does not represent the housing need of other elderly populations in Bibb County or a ranking on the factors which impact them.

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: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

## Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1584		420
Extremely low income <=30% AMI	1568	99	
Very low income (>30% but <=50% AMI)	16	1	
Low income (>50% but <80% AMI)	0	0	
Families with children	1108	70	
Elderly families	1	.006	
Families with Disabilities	0	0	
Race/african am	1520	96	
Race/caucasian	15	1	
Race/other	49	3	
Race/ethnicity			
Characteristics by Bedroom Size (public housing only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

### Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 15

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes- homeless, involuntary displacement

MHA uses a preliminary application process; income information is not verified until the family nears the top of the waiting list. The above information on income distribution is based on a sample of Section 8 files.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	596		660
Extremely low income <=30% AMI	578	97	
Very low income (>30% but <=50% AMI)	17	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	291	48	
Elderly families	22	3	
Families with Disabilities	35	5	
Race/african am	554	93	
Race/caucasian	24	4	
Race/other	18	3	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	305		

### Housing Needs of Families on the Waiting List

2 BR	233		
3 BR	58		
4 BR	0		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### 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)

**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) Operate McAfee Towers as designated “elderly only” housing. Designation approved by HUD January 1995.

**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 NOT 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)

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	\$5,016,461	
b) Public Housing Capital Fund	\$4,112,195	
c) HOPE VI Revitalization	\$32,774,708* *Based on amount of FY2000 HOPE VI Application. If MHA applies during FY 2001 the amount may be different.	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$10,188,539	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$523,087	
g) Resident Opportunity and Self- Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
	\$2,139,508	Public housing operations
<b>4. Other income</b> (list below)		
Other income less maintenance charges (from HUD 52723)	\$80,000	Public housing operations
<b>5. Non-federal sources</b> (list below)		
Interest	\$143,000	Public housing operations
<b>Total resources</b>	\$54,977,498	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When family nears the top of the waiting list, but not an established number of applicants or a specific time from offer.

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)

\*If analysis reveals this is optimal under HUD deconcentration requirements.

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Other locations as may be established by the Housing Authority. Examples include, but are not limited to events serving special needs populations such as handicapped, community service fairs, and employment fairs.

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? 10 Initial plan includes some groups of scattered sites. This may be changed based on experience and addition of subsequent developments.

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? 10, if Plan is implemented.

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

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): Other locations established by the Housing Authority where applications are taken.

### **(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)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Locally defined involuntarily displaced persons.
  - Locally defined homeless persons.
  - Persons with expired Section 8 voucher.
  - Eligible persons not currently receiving federal housing assistance.
  - Eligible persons currently receiving federal housing assistance.

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.

7 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)

- 4 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)
  - 1 Locally defined involuntarily displaced persons.
  - 2 Locally defined homeless persons.
  - 3 Persons with expired Section 8 certificate.
  - 5 Eligible persons not currently receiving federal housing assistance.
  - 6 Eligible persons currently receiving federal housing assistance.

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, but not yet implemented pending final HUD publication of deconcentration rule.

If selected, list targeted developments below: all developments

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below: All developments, as needed.

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for 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) Rent incentives and other incentives approved by the Board of Commissioners.

These will only be implemented after the issuance of regulation.

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

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below: Situational as development demographics change. It is anticipated this will include older, inner city developments.

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

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

## 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)

Location designated by PHA by public advertisement. At these times, application taking at the main administrative office is suspended.

**(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:

Inability to locate a unit within initial 60-day period; extension does not exceed 120 days.

**(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)

- Locally defined homeless persons.
- Locally defined displaced families.
- Section 8 homeownership participants, if and when implemented.

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)
  - 1 Locally defined homeless persons.
  - 2 Locally defined displaced families.
  - 3 Section 8 homeownership participants.

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) NOT APPLICABLE.

- 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)

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

Through published notices

Other (list below)

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

[24 CFR Part 903.7 9 (d)]

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

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

For families with zero income, a \$1 minimum rent shall apply. For families who have sufficient resources but the income sources are excluded from rent calculations, a \$50 minimum rent shall apply.

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

3. If yes to question 2, list these policies below: NOT APPLICABLE

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: NOT APPLICABLE

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) NOT APPLICABLE

- 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)

NOT APPLICABLE

- 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)

NOT APPLICABLE

- 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)

Flat rent families report changes in family composition at the time it occurs, changes in income are reported at recertification every three years. Income based rent families report changes in income and family composition at the time it occurs, plus scheduled annual recertification.

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)

NOT APPLICABLE

- 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)  
Every two years

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)

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

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.)

**The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.**

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

## 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)

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

(2) Section 8 Management: (list below)

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

## 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.

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

### A. Public Housing NOT APPLICABLE

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 NOT APPLICABLE

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

Select one:

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

-or-

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

# 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

Capital Fund Grant Number

FFY of Grant Approval: 2001

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$100,000
3	1408 Management Improvements	\$280,000
4	1410 Administration	\$252,910
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$450,000
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$148,889
10	1460 Dwelling Structures	\$1,928,818
11	1465.1 Dwelling Equipment-Nonexpendable	\$133,027
12	1470 Nondwelling Structures	\$0
13	1475 Nondwelling Equipment	\$0
14	1485 Demolition	\$0
15	1490 Replacement Reserve	\$0
16	1492 Moving to Work Demonstration	\$0
17	1495.1 Relocation Costs	\$29,966
18	1498 Mod Used for Development	\$688,450
19	1502 Contingency	\$80,532
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$4,092,592</b>
21	Amount of line 20 Related to LBP Activities	\$220,039
22	Amount of line 20 Related to Section 504 Compliance	\$15,067
23	Amount of line 20 Related to Security	\$5,000
24	Amount of line 20 Related to Energy Conservation Measures	\$0

**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
PHA –WIDE	<b><u>OPERATIONS</u></b> <b>Sub Total</b>	1406.00	\$100,000
PHA-WIDE	<b><u>MANAGEMENT IMPROVEMENTS</u></b>		<b>\$100,000</b>
	Residents Job Development Program	1408.00	\$10,000
	Minority Business Enterprise/Section 3 Involvement	1408.00	\$5,000
	Computer System upgrade for future system needs	1408.00	\$200,000
	Lead Based Paint Risk Assessment	1408.00	\$5,000
	Vacancy Reduction Program	1408.00	\$55,000
	Security	1408.00	\$5,000
	<b>Sub Total</b>		<b>\$280,000</b>
PHA-WIDE	<b><u>ADMINISTRATION</u></b>		
	Modernization Coordinator	1410.20	\$69,050
	Resident Inspector	1410.20	\$58,150
	Construction Analyst	1410.20	\$38,000
	Clerical	1410.10	\$26,510
	Fringe Benefits	1410.19	\$61,200
	<b>Sub Total</b>		<b>\$252,910</b>
GA 7-2 TINDALL HEIGHTS	<b><u>ARCHITECTURAL FEES</u></b>		
	A&E Fee Costs	1430.00	\$450,000
	<b>Sub Total</b>		<b>\$450,000</b>
GA 7-2 TINDALL HEIGHTS Phase (I)	<b><u>PHYSICAL IMPROVEMENTS</u></b>		
	Landscaping	1450.00	\$47,946
	Replace sidewalks, add fencing, rework playground, resurface parking areas	1450.00	\$50,943
	Abate lead based paint	1460.00	\$215,039
	Create Handicap units (504 Compliance)	1460.00	\$15,067

	Replace Flooring	1460.00	\$132,332
	Replace Entry locks	1460.00	\$6,203
	Install New window shades	1460.00	\$8,271
	Install New window screens (SS)	1460.00	\$37,218
	Repair Exterior Door Jambs	1460.00	\$6,203
	Installed vented rangehood	1460.00	\$20,677
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
GA 7-2 TINDALL HEIGHTS  Phase (I)	Interior Painting	1460.00	\$51,692
	Replace Screen Doors and Hardware	1460.00	\$13,440
	Renovate Bathrooms	1460.00	\$124,061
	Renovate Kitchens	1460.00	\$103,384
	Misc. Electrical	1460.00	\$51,692
	Misc. Plumbing lines	1460.00	\$51,692
	Replace Hot Water Heaters	1460.00	\$23,985
	Reconfigure dwelling units	1460.00	\$53,940
	Replace screens on Screen Doors with Heavy Duty Screens	1460.00	\$2,697
	Replace Weather-stripping on exterior doors	1460.00	\$28,950
	Replace interior doors	1460.00	\$33,083
	Clean, paint, and waterproof painted brick bldg	1460.00	\$21,576
	Hydronic Heating	1460.00	\$186,092
	Air-conditioning	1460.00	\$49,624
	Misc. (Contingency)	1502.00	\$80,532
	Relocation	1495.10	\$29,966
	<b>Sub Total</b>		<b>\$1,446,305</b>
	<b><u>MISCELLANEOUS:</u></b>		
GA 7-10 ANTHONY HOMES	Install New window screens (SS)	1460.00	\$301,700
GA 7-14 SCATTERED SITES	Install New window screens (SS)	1460.00	\$71,550
GA 7-15 WILLINGHAM CTS.	Install New window screens (SS)	1460.00	\$23,400
GA 7-17 SCATTERED SITES	Install New window screens (SS)	1460.00	\$26,700
GA 7-19 BLOOMFIELD WAY	Install New window screens (SS)	1460.00	\$61,800
GA 7-21 BOBBY JONES/ SHAKESPEARE	Install New window screens (SS)	1460.00	\$110,100
GA 7-24 MARTIN PLACE	Install New window screens (SS)	1460.00	\$31,650
GA 7-2A TINDALL HEIGHTS	Replace Roofs	1460.00	\$65,000
GA 7-4 MURPHEY HOMES	Replace Refrigerators and Ranges	1465.10	\$133,027

	<b>Sub Total</b>		<b>\$824,927</b>
	<b><u>MASTER LANDSCAPE PLAN:</u></b>		
GA 7-4 MURPHEY HOMES	Landscaping for Entrance ways to Neighborhood	1450.00	\$25,000
GA 7-6 FELTON HOMES	Landscaping for Entrance ways to Neighborhood	1450.00	\$25,000
	<b>Sub Total</b>		<b>\$50,000</b>
	MOD USED FOR DEVELOPMENT	1498.00	\$688,450
	<b>Sub Total</b>		<b>\$688,450</b>
	<b>GRAND TOTAL</b>		<b>\$4,092,592</b>

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<u>PHA – WIDE</u> Operations	3/31/2003	3/31/2004
<u>PHA – WIDE</u> Mgt. Imp.	3/31/2003	3/31/2004
Admin. Cost	3/31/2003	3/31/2004
<u>PHYSICAL</u> <u>IMPROVEMENTS</u>		
GA 7-2, Tindall Heights Mod Phase I	3/31/2003	3/31/2004
GA 7-2A, Tindall Heights Roofs	3/31/2003	3/31/2004
GA-7-4, Murphey Homes Appliances	3/31/2003	3/31/2004
GA 7-4, GA7-6, Landscape Entranceways	3/31/2003	3/31/2004
GA 7-10, 14, 15, 17, 19, 21 and 24 Window Screens	3/31/2003	3/31/2003

MOD Used for Development	3/31/2003	9/30/2004
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**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

-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)

## 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	TOTAL UNITS
GA06P007002	TINDALL HEIGHTS	5	2%	294
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$74,233	FFY 2002
Replace sidewalks, add fencing, rework playground, resurface parking areas.			\$78,873	FFY 2002
Abate lead based paint			\$270,209	FFY 2002
Create Handicap units (504 Compliance)			\$23,328	FFY 2002
Replace Flooring			\$166,282	FFY 2002
Replace Entry locks			\$7,794	FFY 2002
Install New window shades			\$10,393	FFY 2002
Install New window screens (Heavy Duty)			\$46,767	FFY 2002
Repair Exterior Door Jambs			\$7,794	FFY 2002
Installed vented rangehood			\$25,982	FFY 2002
Interior Painting			\$64,954	FFY 2002
Replace Screen Doors and Hardware			\$16,888	FFY 2002
Renovate Bathrooms			\$155,890	FFY 2002
Renovate Kitchens			\$129,908	FFY 2002
Misc. Electrical			\$64,954	FFY 2002
Misc. Plumbing lines			\$64,954	FFY 2002
Replace Hot Water Heaters			\$30,139	FFY 2002
Reconfigure dwelling units			\$83,512	FFY 2002
Replace Weatherstripping on exterior doors			\$36,374	FFY 2002
Replace interior doors			\$41,570	FFY 2002
Clean Paint off and waterproof painted brick bldgs.			\$33,405	FFY 2002
Hydronic Heating			\$233,835	FFY 2002
Air Conditioning			\$62,356	FFY 2002
Misc. (Contingency)			\$129,908	FFY 2002
<b>Sub Total</b>			<b>1,860,302</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$1,860,302</b>	

## 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	TOTAL UNITS
GA06P007002	TINDALL HEIGHTS Contd.	5	2%	294
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$74,932	FFY 2003
Replace sidewalks, add fencing, rework playground, resurface parking areas.			\$79,616	FFY 2003
Abate lead based paint			\$311,718	FFY 2003
Create Handicap units (504 Compliance)			\$23,547	FFY 2003
Replace Flooring			\$191,827	FFY 2003
Replace Entry locks			\$8,992	FFY 2003
Install New window shades			\$11,989	FFY 2003
Install New window screens (Heavy Duty)			\$53,951	FFY 2003
Repair Exterior Door Jambs			\$8,992	FFY 2003
Installed vented rangehood			\$29,973	FFY 2003
Interior Painting			\$74,932	FFY 2003
Replace Screen Doors and Hardware			\$19,482	FFY 2003
Renovate Bathrooms			\$179,837	FFY 2003
Renovate Kitchens			\$149,865	FFY 2003
Misc. Electrical			\$74,932	FFY 2003
Misc. Plumbing lines			\$74,932	FFY 2003
Replace Hot Water Heaters			\$34,769	FFY 2003
Reconfigure dwelling units			\$84,299	FFY 2003
Replace Weatherstripping on exterior doors			\$41,962	FFY 2003
Replace interior doors			\$47,957	FFY 2003
Hydronic Heating			\$269,756	FFY 2003
Air Conditioning			\$71,935	FFY 2003
Misc. (Contingency)			\$149,865	FFY 2003
<b>Sub Total</b>			<b>\$2,070,060</b>	
<b>Total estimated cost over next 5 years</b>				

## 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	TOTAL UNITS
GA06P007002	TINDALL HEIGHTS Contd.	5	2%	294
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$75,793	FFY 2004
Replace sidewalks, add fencing, rework playground, resurface parking areas.			\$80,530	FFY 2004
Abate lead based paint			\$389,198	FFY 2004
Create Handicap units (504 Compliance)			\$23,818	FFY 2004
Replace Flooring			\$239,507	FFY 2004
Replace Entry locks			\$11,227	FFY 2004
Install New window shades			\$14,970	FFY 2004
Install New window screens (Heavy Duty)			\$67,361	FFY 2004
Repair Exterior Door Jambs			\$11,227	FFY 2004
Installed vented rangehood			\$37,423	FFY 2004
Interior Painting			\$93,557	FFY 2004
Replace Screen Doors and Hardware			\$24,325	FFY 2004
Renovate Bathrooms			\$224,537	FFY 2004
Renovate Kitchens			\$187,115	FFY 2004
Misc. Electrical			\$93,557	FFY 2004
Misc. Plumbing lines			\$93,557	FFY 2004
Replace Hot Water Heaters			\$43,411	FFY 2004
Reconfigure dwelling units			\$85,267	FFY 2004
Replace Weatherstripping on exterior doors			\$52,392	FFY 2004
Replace interior doors			\$59,877	FFY 2004
Air Conditioning			\$336,806	FFY 2004
Misc. (Contingency)			\$89,815	FFY 2004
<b>Sub Total</b>			<b>\$187,115</b>	FFY 2004
<b>Total estimated cost over next 5 years</b>			<b>\$2,522,385</b>	

## 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	TOTAL UNITS
GA06P007002	TINDALL HEIGHTS Contd.	5	2%	294
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$237,886	FFY 2005
Replace sidewalks, add fencing, rework playground, resurface parking areas.			\$249,214	FFY 2005
Abate lead based paint			\$306,307	FFY 2005
Create Handicap units (504 Compliance)			\$28,478	FFY 2005
Replace Flooring			\$188,496	FFY 2005
Replace Entry locks			\$8,836	FFY 2005
Install New window shades			\$11,781	FFY 2005
Install New window screens (Heavy Duty)			\$53,015	FFY 2005
Repair Exterior Door Jambs			\$8,836	FFY 2005
Installed vented rangehood			29,453	FFY 2005
Interior Painting			\$73,631	FFY 2005
Replace Screen Doors and Hardware			\$19,144	FFY 2005
Renovate Bathrooms			\$176,715	FFY 2005
Renovate Kitchens			\$147,263	FFY 2005
Misc. Electrical			\$73,631	FFY 2005
Misc. Plumbing lines			\$73,631	FFY 2005
Replace Hot Water Heaters			\$34,165	FFY 2005
Reconfigure dwelling units			\$163,122	FFY 2005
Replace Weatherstripping on exterior doors			\$41,234	FFY 2005
Replace interior doors			\$47,124	FFY 2005
Hydronic Heating			\$265,073	FFY 2005
Airconditioning			\$70,686	FFY 2005
Misc. (Contingency)			\$147,263	FFY 2005
<b>Sub Total</b>			<b>\$2,454,984</b>	FFY 2005
<b>Total estimated cost over next 5 years</b>			<b>\$8,907,731</b>	

## 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	TOTAL UNITS
GA06P007004	MURPHEY HOMES	5	2.43%	206
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping for Entrance ways to Neighborhood			\$25,000	FFY 2002
Landscaping for Entrance ways to Neighborhood			\$25,000	FFY 2003
Landscaping for Entrance ways to Neighborhood			\$25,000	FFY 2004
Landscaping for Entrance ways to Neighborhoods			\$25,000	FFY 2005
<b>Total estimated cost over next 5 years</b>			<b>\$100,000</b>	

## 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	TOTAL UNITS
GA06P007006	FELTON HOMES	1	1%	100
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping for Entrance ways to neighborhood			\$25,000	FFY 2002
Landscaping for Entrance ways to neighborhood			\$25,000	FFY 2003
Landscaping for Entrance ways to neighborhood			\$25,000	FFY 2004
Landscaping for Entrance ways to neighborhood			\$25,000	FFY 2005
<b>Total estimated cost over next 5 years</b>			<b>\$100,000</b>	

## 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	TOTAL UNITS
GA06P0070014	PROJECT UN-NAMED	2	2.70%	74
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Work			\$102,530	FFY 2002
Install Telephone & Cable Receptacles in Bedroom			\$11,108	FFY 2002
Replace Kitchen Cabinets, sinks and faucets			\$224,442	FFY 2002
Replace Vinyl Flooring			\$125,800	FFY 2002
Remove and Replace Ceramic Tiles in bath			\$50,000	FFY 2002
Replace Screen Doors			\$24,000	FFY 2002
Replace Rangehoods			\$21,500	FFY 2002
Replace Commodes and Lavatories			<u>\$15,000</u>	FFY 2002
<b>Sub Total</b>			<b>\$574,380</b>	
Site Work			\$17,782	FFY 2003
Replace closet doors in units			\$40,700	FFY 2003
Replace Interior Doors			\$206,140	FFY 2003
Interior Painting			<u>\$200,000</u>	FFY 2003
<b>Sub Total</b>			<b>\$464,622</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$1,039,002</b>	

## 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	TOTAL UNITS
GA06P0070015	WILLINGHAM COURT	2	8.33%	24
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Work			\$11,558	FFY 2004
Install Telephone & Cable Receptacles in Bedroom			\$1,252	FFY 2004
Replace Kitchen Cabinets, sinks and faucets			\$25,302	FFY 2004
Replace Vinyl Flooring			\$14,182	FFY 2004
Remove and Replace Ceramic Tiles in bath			\$5,636	FFY 2004
Replace Screen Doors			\$2,706	FFY 2004
Replace Rangehoods			\$2,425	FFY 2004
Replace Commodes and Lavatories			\$1,690	FFY 2004
Interior Painting			\$22,546	FFY 2004
<b>Total estimated cost over next 5 years</b>			<b>\$87,297</b>	

## 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	TOTAL UNITS
GA06P007017	ROFF AVE/MARKWALTER	0	0.00%	24
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Work			\$11,254	FFY 2005
Install Telephone Cable Receptacles in Bedroom			\$1,219	FFY 2005
Replace Kitchen Cabinets, sinks and faucets			\$24,636	FFY 2005
Replace Vinyl Flooring			\$13,808	FFY 2005
Remove and Replace Ceramic Tiles in bath			\$5,488	FFY 2005
Replace Screen Doors			\$2,634	FFY 2005
Replace Rangehoods			\$2,360	FFY 2005
Replace Commodes and Lavatories			\$1,646	FFY 2005
Interior Painting			\$21,955	FFY 2005
<b>Total estimated cost over next 5 years</b>			<b>\$85,000</b>	

## 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	TOTAL UNITS
GA06P007019	BLOOMFIELD WAY	1	2.00%	50
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Work			\$24,363	FFY 2004
Install Telephone & Cable Receptacles in Bedroom			\$2,640	FFY 2004
Replace Kitchen Cabinets, sinks and faucets			\$53,332	FFY 2004
Replace Vinyl Flooring			\$29,893	FFY 2004
Remove and Replace Ceramic Tiles in bath			\$11,881	FFY 2004
Replace Screen Doors			\$5,703	FFY 2004
Replace Rangehoods			\$5,109	FFY 2004
Replace Commodes and Lavatories			\$3,564	FFY 2004
Interior Painting			\$47,525	FFY 2004
<b>Total estimated cost over next 5 years</b>			<b>\$184,010</b>	

## 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:  
GA007001 Oglethorpe Homes

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
GA007001 Oglethorpe Homes

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Oglethorpe Homes	
1b. Development (project) number: GA007001	
1. Activity type: Demolition <input checked="" type="checkbox"/>	
2. Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(05/01/01)</u>	
5. Number of units affected: 188	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 4/1/02	
b. Projected end date of activity: 12/31/02	

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

[24 CFR Part 903.7 9 (i)]

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

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

The Macon Housing Authority is a high-performing housing authority and therefore exempt from the rest of this component.

2. Activity Description: NOT APPLICABLE.

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: NOT APPLICABLE
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

[24 CFR Part 903.7 9 (j)]

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

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

### **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.)

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

2. Activity Description NOT APPLICABLE

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: NOT APPLICABLE
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.)

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

### 2. Activity Description NOT APPLICABLE

- 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: NOT APPLICABLE
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.) **NOTE:** During FY 2001, the Macon Housing Authority will perform a feasibility analysis for a Section 8 based homeownership program. If the program is found to be feasible, MHA will proceed directly to detailed program design and implementation in compliance with the newly issued Section 8 homeownership federal regulation. Since high performer PHAs are not required to submit program design information as a part of this plan, no additional submission to HUD is contemplated. However, a copy of the program plan, if adopted, will be kept on file with other Agency Plan documents.

2. Program Description: NOT APPLICABLE

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.

The Macon Housing Authority is a high-performing housing authority and therefore exempt from this component.

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

1. Cooperative agreements: NOT APPLICABLE

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) **NOT APPLICABLE**

- 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)

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

**NOT APPLICABLE**

**(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 enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
N/A				

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	N/A	N/A

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

**C. Welfare Benefit Reductions: NOT APPLICABLE**

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.

The Macon Housing Authority is a high performing housing authority participating in PHDEP.

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

NOT APPLICABLE

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 use to determine the need for PHA actions to improve safety of residents (select all that apply). NOT APPLICABLE

- 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) NOT APPLICABLE

**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) NOT APPLICABLE

- 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) NOT APPLICABLE

**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)

NOT APPLICABLE

- 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) NOT APPLICABLE

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

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: ga007a01, ga007b01, ga007c01 and ga007d01)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**NOTE:** The current template does not provide for information on the Pet Policy and, as a high performer, MHA would presumably be exempt from reporting on the Pet Policy in any event. For information only, MHA has adopted a Pet Policy and a copy is available for inspection.

## **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.

The Macon Housing Authority is a high-performing housing authority and therefore exempt from 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 (ga007e01)
- 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: City of Macon, 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.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which also requires formal approval of the Board of Commissioners. Ordinary changes in operating policies and procedures will not normally be considered to be substantial deviations or significant amendments or modifications, nor will changes in the lease or other policies so long as these policies affecting residents have been exposed to the posting and comment process.

## Attachments

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

### Deconcentration Policy

It is Macon Housing Authority's policy to avoid and reduce concentration of the lowest income residents in the lowest income developments. It is also Macon Housing Authority policy to insure that no less than 40% of public housing admissions are reserved for families below 40% of area median income. To these ends, management is authorized to utilize resident selection procedures in which a family is advanced ahead of others on the waiting list based on income.

The Macon Housing Authority 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, management will analyze the income levels of families residing in each development, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, management will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis is attached as part of this policy.

The Macon Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Incentives are expected to be used primarily to encourage working families to accept a unit in lower income developments where such families are underrepresented. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Specific incentives will be individually approved by the Board of Commissioners.

It is the policy of the Macon Housing Authority to fully implement the rental choice provisions of QHWRA (flat rents) to insure that the market based rents of the lowest income developments reflect the actual value of such units. This will enable such developments to compete more effectively with internal and external competition for the working poor. This policy is also intended to ameliorate disincentives to employment and encourage existing residents to increase their incomes.

## Section 8 Homeownership Program Capacity Statement

The Macon Housing Authority is interested in administering a Section 8 homeownership program, as provided in Section 8(y) of the U.S. Housing Act of 1937. As provided in the Final Rule at Section 982.625, the Macon Housing Authority hereby demonstrates its capacity to administer the program by certifying that:

\* MHA will require that the financing for purchase of a home under its Section 8 program will be provided, insured or guaranteed by the state or Federal government, comply with secondary mortgage market underwriting requirements and/or comply with generally accepted private sector underwriting standards.

## Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Concerning Goal #1, “Operate the Macon Housing Authority’s Public Housing and Section 8 Programs to Industry Standards”, the Macon Housing Authority achieved all of its stated objectives. MHA exceeded the “Standard Performer” designation for both the Public Housing Assessment System and SEMAP. MHA operated our Public Housing and Section 8 programs with no unresolved review findings and in compliance with the Fair Housing and Equal Opportunity Regulations. To the best of our knowledge, our Section 8 Administration Plan and Public Housing Continued Admissions and Occupancy policy comply with the latest regulations, including those which followed the passage of QHWRA.

Concerning Goal #2, “Provide Homeownership Opportunities for Low and Moderate Income Families”, the Authority is ahead of schedule on utilization of the 1999 Single Family Mortgage Revenue Bond Issue. The HOPE 3 program is operating within its approved time extension as is the 5h Public Housing Homeownership program.

Concerning Goal #3, “Operate MHA’s Federally Funding Housing Programs in a Fiscally Responsible Manner”, the Authority has exceeded all of its objectives. Operating reserves for both Public Housing and Section 8 exceed target and there are no unresolved fiscal audit findings carried over between fiscal years.

Concerning Goal #4, “Provide a Safe Living Environment in PHA Public Housing Neighborhoods”, the Macon Housing Authority has met the individual list of objectives. These include obtaining PHDEP funding, operating the program, and maintaining criminal activity below the 1990 baseline. The Family Investment Center, the Family Self-sufficiency program, the Resident Association program and programs operated through cooperating agencies are all offered as described in the objectives.

Concerning Goal #5, “Impact Homelessness”, the Macon Housing Authority operates the homeless programs for the City of Macon as the City’s agent. As described in the objectives, the Authority provides a local homeless preference system and referral MOA’s with local agencies.

Concerning Goal #6, “Maintain the Public Housing Physical Plant in Satisfactory Condition”, the Authority has achieved all of its described objectives. The most recent PHAS Unit Inspection score was 21.7. All targets for preventive, emergency and non-emergency maintenance work were met. All comprehensive grant program funds are expended in less than three years after allocation.

## Resident Membership on the PHA Governing Board

By special Act of the Georgia Legislature, the Macon Housing Authority's Board of Commissioners has had a resident commissioner since 1982. The resident commissioner is selected in the same manner as all other Macon Housing Authority Commissioners, namely appointment by the Mayor (Hon. C. Jack Ellis) and confirmation by City Council. The resident commissioner serves the same five-year term as other commissioners.

The current resident commissioner is Ms. Joann Fowler, a resident of Davis Homes and past president of the Macon Housing Authority's Inter-neighborhood Resident Association. Ms. Fowler has long been involved in resident leadership development. She has served one term as Chair and another term as Vice-Chair of the Board. Highlights of her service include representing the Macon Housing Authority on the podium with President Clinton and Vice-President Gore at the White House ceremony instituting the "One Strike" program in public housing. Ms. Fowler was first appointed on August 10, 1995 to fill an un-expired term of her predecessor; her current full five-year term will expire on June 30, 2002.

Membership of the Resident Advisory Board or Boards

**2000 ADVISORY BOARD MEMBERS**

**ADDRESSES/PHONE NUMBERS/ MEETING DATES**

<b>Oglethorpe Homes</b>	Margaret Williams 1130 Oglethorpe St. Apt. 33-F	<b>Mounts Homes</b>	Lakeeshia Girtman 271 Singleton Street 741-1449
<b>Tindall Heights</b>	Deborah Pitts 985 Plant Street Apt. 67-F 742-3864	<b>Davis Homes</b>	Lillie Anderson 122 Leaf Street 743-2289
<b>Bowden Homes</b>	Betty Bivins (Sec.) 2301 Houston Ave. Apt. 11-J 741-3792	<b>Anthony Homes</b>	Louvenia Stallworth 1797 Wren Avenue 781-4657
<b>Murphey Homes</b>	Barbara Josey 2421 B Street 745-6970	<b>McAfee Towers</b>	Florence Wood 1212 Gray Hwy. Apt. 302 742-7553
<b>Pendleton Homes</b>	Debra Kleckley 3401 Houston Ave. Apt.L-6 788-0091	<b>Bloomfield</b>	John Smith 138 Bobby Jones Lane 781-6593
<b>Felton Homes</b>	Patrical Jones 2035 Felton Ave. Apt. C-24 744-9884	<b>InterNeighborhood</b>	Debra Kleckley 3401 Houston Ave. Apt. L-6 788-0091

December 2, 1999

**MACON HOUSING AUTHORITY RESIDENT ASSOCIATION  
MEETING DATES/TIMES 2000**

- 7-1 Oglethorpe Homes 4th Thur. 4 p.m.
- 7-2 Tindall Heights 3rd Thru. 4 p.m.
- 7-3 Bowden Homes 3rd Tue. 4 p.m.
- 7-4 Murphey Homes 3rd Mon. 3:30 p.m.
- 7-5 Pendleton Homes 3rd Wed. 4 p.m.
- 7-6 Felton Homes 2nd Thur. 4 p.m.
- 7-7 Mounts Homes 2nd Wed. 4 p.m.
- 7-8/9 Davis Homes 3rd Tue. 4 p.m.
- 7-10 Anthony Homes 2nd Tue. 4 p.m.
- 7-11 McAfee Towers 4th Tue. 4 p.m.
- 7-21 Bloomfield 2nd Thur 7:15 p.m
- 
- InterNeighborhood 4th Tue. 2 p.m.  
Every Quarter





**Table Library**



# 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 \$** \_\_\_\_\_
- B. Eligibility type (Indicate with an “x”) N1** \_\_\_\_\_ **N2** \_\_\_\_\_ **R** \_\_\_\_\_
- 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

**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 in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

**F. Duration of Program**

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

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

**G. PHDEP Program History**

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY1998					
FY 1999					

**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.

**B. PHDEP Budget Summary**

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

<b>FY ____ PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

### C. PHDEP Plan Goals and Activities

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

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP 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	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP 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				
9120				
9130				
9140				
9150				
9160				
9170				

9180				
9190				
<b>TOTAL</b>		\$		\$

**Section 4: Certifications**

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

## **PUBLIC HOUSING DRUG ELIMINATION PLAN**

The Macon Housing Authority has adopted the basic strategies pioneered by the Justice Department's Weed and Seed demonstration. In particular, we embrace the emphasis on the sequencing of major program elements, including aggressive "weeding out" of drug dealers and violent offenders, the institution of community oriented policing, the concentration of human services, and economic revitalization.

The first priority for the use of the FY2001 PHDEP funds continues to be aggressive law enforcement and lease enforcement to maintain and improve physical control, assure resident comfort, and to invite resident prospects into our neighborhoods to fill vacancies. It is critical that Macon Housing Authority upholds the progress and trends toward safe communities and resident satisfaction as it relates to drug elimination efforts. We are committed to demonstrating to both friend and enemy that those involved with drugs in public housing face a very high probability of arrest and, if arrested the near certainty of eviction.

An intense period of aggressive law enforcement by the Macon Police Department SCAT unit, by the Sheriff's Department, and other authorities since 1989 has had profound impact on drug elimination in our neighborhoods. This in turn has opened the door for community oriented policing, including SCAT's on-going work with residents to solve drug and crime problems (site planning, lighting layout, vehicular traffic control, etc.) as well as their support of important community services. Each year, SCAT team officers donate hundreds of hours of off-duty time to the youth and community services projects organized through the Boys and Girls Club Youth Sports Program and our other youth services partners. The SCAT unit is no longer "the cops" in MHA neighborhoods, but "our cops".

Aggressive lease enforcement has also removed many drug offenders from our neighborhoods and sent a strong message that drugs would not be tolerated. At the same time, our applicant screening process became more effective in filtering those too dangerous for us to house. Thanks to aggressive internal and external publicity, these issues are well understood by both our residency and the general public, and supported by the vast majority. Our earlier successes have emboldened our resident body, making it possible to rally many more to participate in resident involvement.

We made the decision to continue our comprehensive program but with additional emphasis on education, prevention, intervention, youth services, and direct resident participation. This meant a modest increase in the SCAT Unit, expansion of existing drug education and youth development programs, adding others and contracting for a new drug education programs for staff and residents. We also added the Resident Assistance Program, an innovative intervention component based on the successful "employee assistance program" model, which routes at-risk individuals and addicts to treatment. Our Team Watch enhanced neighborhood watch was further developed into a type of modified tenant patrol, supported by a full time Neighborhood Crime Prevention Specialist. Last year, our youth development programming was expanded with renewed support from the Boys and Girls Club, the new Truancy Reduction and the Youth/Young Adult Employment programs.

Resident employment and economic development are becoming an important part of the program mix. The centerpiece of this effort was the opening of the Family Investment Center, which houses more than twenty agencies offering substantial matching funds per year in services, mostly related to employment and upward mobility. This is supported by our own Family Self-Sufficiency program, the rapid expansion of daycare facilities and other support services. Based on the need identified by program evaluation and resident focus groups, our PHDEP strategy includes an employment training partnership with our local Workforce Development Office, to focus on older youth and young adults.

In summary, MHA's long-term goals for the Public Housing Drug Elimination Program can be defined in the broadest sense with two statements. First, the Authority will continue to use aggressive law enforcement, lease enforcement, and tenant screening to lawfully deny drug dealers a haven in our public housing neighborhoods, so that the sale, manufacture, and distribution of illegal drugs is eliminated from public housing altogether and the incidence of their use is significantly lower than surrounding community. Our second broad goal is to use community oriented policing, youth development, drug education, intervention, related social services, resident involvement, and economic development programs to foster a healthier, more drug resistant resident body.

## **PROGRAM ACTIVITY DESCRIPTIONS**

**1) Contract with City of Macon Police Department for additional security and protective services -** Aggressive law enforcement is a critical element of our ongoing comprehensive anti-drug program. At the time the Authority applied for the 1989 Public Housing Drug Elimination Program demonstration grant, this was the area of greatest need and the recipient of most of the increased resources. The crisis nature of the situation, with drug dealers virtually taking over entire neighborhoods, demanded that our first priority should be regaining physical control of our neighborhoods. This basic law enforcement strategy is clearly succeeding. Although the term had not yet been coined, these operations correspond to the weeding portion of the "Weed and Seed" strategy.

For FY2001, the Macon Housing Authority proposes to continue to contract with the City of Macon Police Department to continue its operation of the fourteen officer Specialized Criminal Apprehension Team (SCAT) to provide community oriented policing in all MHA neighborhoods. The unit includes one Sergeant and four officers, which are paid by the City. The City also pays for the cost of three field placement officers who have completed Police Academy and are receiving field training prior to their permanent assignments. An additional six officers are paid through PHDEP funds. The Sergeant in the SCAT unit reports to the major who heads the patrol division. Although the SCAT unit devotes 100% of its time working in and around public housing, it is an integrated part of the City of Macon Police Department and is neither a separate police department nor a "bureau".

SCAT unit operations generally follow concepts described as "community oriented policing." Team members combine neighborhood patrol with cooperative efforts with Macon Housing Authority site management, other police units, and residents to produce marked reductions in drug activity and street crime. The SCAT team does

not simply patrol and respond to calls; it aggressively seeks the problem areas and devises strategies to eliminate them. This type of community oriented policing is an important element in the "Weed and Seed" strategy.

The most important of SCAT's collaborative relationships, other than the Housing Authority, is with our residents. A representative of the team attends almost all-regular monthly neighborhood resident association meetings, listening to concerns, building relationships, gathering information and planning programs. The SCAT Team works with resident associations to plan jointly sponsored programs, such as the Cherry Blossom Festival Street Fair at Tindall Heights and the annual Anti-Drug Carnival, which is moved from location to location. SCAT also assists resident associations to take on special neighborhood projects, such as the Small Business Administration funded tree planting project that was put together by SCAT in conjunction with the Tindall Heights Resident Association and the Tindall Fields Reunion Committee. SCAT officers volunteer hundreds of hours of duty time in support of resident association activities and youth services, with the results that the officers have become a part of the very fabric of the community.

An additional method for the SCAT unit to stay in touch with the residency is the MHA Drug Hotline, which is reached by dialing 746-DRUG (3784). The hotline is monitored by the SCAT unit and is one of the principal sources of intelligence on drug activity. Residents know that they can leave anonymous messages twenty-four hours a day without fear of retribution. Through the good offices of our local police department, the efforts of SCAT are strongly supported by a number of State and Federal agencies. These include the Georgia Bureau of Investigation, the Georgia Public Safety Training Center, the Drug Enforcement Administration, and the U. S. Attorney's Office.

The Macon Housing Authority will contract directly with the City of Macon for the proposed SCAT unit services. The contract will be based on reimbursement of actual direct eligible costs for services; PHDEP funds will not be used to pay for any overhead or administration. The SCAT Unit devotes 100% of its time to the PHDEP contract. The contract will, as its predecessors, be executed by the Mayor and approved by City Council. PHDEP funds are requested for this contract in the amount of \$216,443 which is being matched by a total contribution by the City of Macon and a contribution by the Housing Authority. The PHDEP funds pay a 10% salary supplement above base pay for all members of the team. These funds will cover program operations for the period between October 1, 2002 and June 30, 2003.

It is easily demonstrated that both the City of Macon and Bibb County substantially exceed the amount and quality of law enforcement services to which public housing neighborhoods are entitled under the Cooperation Agreement. The city is divided into four zone teams. These four teams, which do not include the SCAT unit, have responsibility for all basic police services within their zone, including public housing. All of the specialized police services, such as the detective bureau, juvenile, sex crimes, intelligence and traffic are also available to MHA neighborhoods on the same basis as any other. The MPD Crime Prevention Division trains our TeamWatch Modified Tenant Patrol and also provides DARE drug resistance education to young people in our neighborhood centers.

Another guarantee that our neighborhoods will receive extra law enforcement services is our provision of facilities

to the Police. To date, we have converted both units of a duplex at Pendleton Homes to house the Headquarters of Team Two, which serves all of South Macon with a normal complement of twenty-four officers, and a townhouse unit at Oglethorpe Homes to house the Crime Suppression Unit, a special five officer squad which saturates high crime "hot spots". A third precinct has been established in Bobby Jones Homes, our new single family subdivision (yes, it is public housing) in suburban west Macon to be used primarily by MPD Team 4, the MPD Crime Prevention Team, the SCAT unit and the Sheriff's Department. As previously mentioned, the Macon Police Department AmeriCorps Police Cadet Program staffs four neighborhood crime prevention offices located in public housing neighborhoods (Mounts Homes, Anthony Homes, Markwalter scattered site, and Bloomfield Way) with full-time AmeriCorps cadets and a supervising officer. In all these cases, the city gains good buildings in a convenient location at a token price and we gain still more police services on behalf of our residents at no cost.

## **2) Contract with the Bibb County Sheriff's Department for Additional Security and Protective Services**

- The Bibb County Sheriff's Department administers the Joint City-County Drug Squad and represents the strongest anti-drug specialist team in local law enforcement. In 1989, when armed drug dealers had virtually taken over several of our neighborhoods, we appealed to the Sheriff 's emergency assistance. He and the commander of the drug unit personally visited sites and Resident Association meetings. They further followed through with aggressive enforcement in the hot spots. To date, their successors have carried through with their commitment and deliver services well above that required by the Cooperation Agreement.

Our flexible arrangement with the Sheriff's Department allows us to use drug squad personnel only when needed, focusing on hot spots in problem areas as they appear. This tactic has proven extremely successful, enabling us to respond quickly to new situations. Because the Sheriff's Department Drug Squad is constantly involved with us and likes the work, we get far more actual services than we pay for. The close working relationship also translates into better liaison with the City Police and easy exchange of intelligence.

For FY 2001, we propose to continue to contract directly with the Bibb County Sheriff's Department for additional security and protective services. The contract will be based on payment for up to 2080 actual hours of service performed at the off-duty rate of \$19.40 per hour, plus FICA. PHDEP funds will not be used to pay for any overhead or administration. The agreement with the Sheriff's Department will be executed by the Sheriff, who will also serve as contracting officer with overall responsibility for program implementation. The Macon Housing Authority Security Coordinator is responsible for monitoring this contract as well as scheduling the Sheriff's Department officers when needed for duty.

PHDEP funds are not included for this contract at this time. The importance of this agency dictated that the Macon Housing Authority secure funds in the amount of \$40,352 for services from the Joint City-County Drug Squad. The Macon Housing Authority will pay for 2080 hours of this service at \$19.40 per hour, plus FICA, from its operating budget. The Sheriff's Department contributes all vehicles and operating costs. Other funds will cover program operation of the Joint City-County Drug Squad for the period between October 1, 2002 and June 30, 2003.

**3) TeamWatch Modified Tenant Patrol/Enhanced Neighborhood Watch** - MHA believes that public housing Resident Associations and residents have the strongest possible interest in a drug-free neighborhood. Their direct participation is needed both to carry out this important component and to give them a sense of ownership in the program as a whole.

TeamWatch Modified Tenant Patrol is an expanded and heavily structured neighborhood watch program which stops just short of actual foot patrol. It works in this fashion:

1. The MHA Resident Services Coordinator and the Resident Association select a Neighborhood Team Leader, who then assists in the recruitment of Team Watch Monitors for each row type building or cluster of semi-detached units.
2. This program is active rather than passive during the evening hours. Each Team Watch Monitor reconnoiters the area of their zone, a type of limited patrol, and reports by telephone to their Neighborhood Team Leader. Calls and activity are recorded in a log gathered weekly by the Macon Housing Authority's Neighborhood Crime Prevention Specialist and analyzed in conjunction with site management and the Police SCAT unit. Problems and trends can then be identified and the appropriate action taken.
3. Actual crimes, emergencies, and situations that require investigation are telephoned directly from the Team Watch monitor to police dispatching. Team Watch Monitors identify themselves to the dispatcher as trained MHA volunteers and the calls receive priority handling.
4. The entire group of volunteers is trained in crime prevention techniques by the City of Macon Police Department Crime Prevention Unit. The training includes information on how to recognize street level drug dealing patterns. Training also emphasizes safety and the actions a monitor is forbidden to take. A written agreement with each participant covers mutual roles and responsibilities.

TeamWatch Modified Tenant Patrol is now demonstrating its effectiveness. There is broad participation and are numerous success stories. The effectiveness of the TeamWatch Modified Tenant Patrol has also been verified by two outside evaluations. The two principal partners, the Resident Associations and the Police Department strongly support its continuance not surprisingly, our TeamWatch program has been featured in a number of trade publications and "Best Practices" documents.

The Macon Housing Authority will operate this program in-house with the assistance of the Resident Associations. Overall responsibility for management of the program is assigned to the Macon Housing Authority Security Coordinator. Day-to-day operation of the program is supervised by MHA Neighborhood Crime Prevention Specialist who functions as an anti-crime/anti-drug community organizer. PHDEP funds in the amount of \$43,584 are requested to pay salary and fringe benefits to the Crime Prevention Specialist, the only staff

person assigned to this program. Additional expenses are included in this nine-month contract and are supplemented by a Macon Housing Authority contribution of \$3,100. There are no charges for overhead or administration. These funds will cover program operations for the period between October 1, 2002 and June 30, 2003.

**4) Physical Improvements to Enhance Security** - The Macon Housing Authority recognizes that properly selected design features in our physical plant can have the effect of preventing, deterring, or reducing crime, including drug-related crime. In recent years, we have focused most of our attention on site design features, including such issues as routing of pedestrian and vehicular traffic, eliminating danger spots, increasing opportunities for informal surveillance, encouraging residents to claim and protect their own space, the use of plant materials in security design, lighting, barrier fencing, and non-barrier fencing. In general, we address these security related site design issues utilizing "defensible space" principles as espoused by the author Oscar Newman. All site design improvements are carefully planned to avoid the creation or continuation of any mobility barriers to the physically handicapped.

Our future efforts to improve security through better site design will be strengthened by the professional evaluation completed in 1998 for the Macon Housing Authority by the SPARTA Consulting Corporation. SPARTA's review examined the physical plant and site layout of each of our neighborhoods in the light of CPTED (Crime Prevention through Environmental Design) principles and gave us numerous specific recommendations. These are now being evaluated in the light of our overall modernization planning and will be incorporated into our five-year plan for the Comprehensive Grant Program. Those recommendations pertaining to Anthony Homes, which is our second largest family development and is now in comprehensive modernization, are incorporated into the current year's CGP budget. Improvements in other neighborhoods which have been identified as high priority but relatively low cost will be incorporated into the FY 2001 Public Housing Operating Budget. Site planning for security/anti-drug purposes has been one of our most successful areas of resident involvement. The Authority works closely with Resident Associations on site planning issues, both large and small. For example, we solicit resident involvement in both the development of the overall site plan approach for that neighborhood and also on a decision about whether or not to paint a curb to prohibit parking in an area that had been used for drive-through drug sales. Successful resident involvements in site security planning has been in the placement of lighting.

The Macon Housing Authority has had an effective graffiti removal program for years, but it has received new emphasis as a result of the upswing in street gang activity. MHA sees denying street gangs the opportunity to mark territories as a high priority and we have developed effective mechanisms to accomplish this.

Our core anti-graffiti strategy is to immediately deny the graffiti artist the opportunity to exhibit his work. MHA's site level management staff does a daily drive-through inspection of each development early in the morning. Graffiti that has appeared overnight is treated as an emergency, given a priority only slightly lower than, for example, gas leaks or burst water mains. In virtually 100% of all cases, graffiti is removed or painted over by nine o'clock on the morning after it was created. Denied the opportunity to exhibit, most graffiti artists eventually quit, with the results that our neighborhoods are remarkably graffiti free.

Our successful anti-graffiti program has just been used by the City as the prototype for a new City-wide program. The program arose from our participation in the Mayor's Teen Violence Prevention Task Force and was designed by MHA staff. It will benefit our developments and the surrounding areas at no cost to the Authority.

For FY 2001, the Macon Housing Authority is proposing to continue its in-house physical improvements program to be funded through the comprehensive grant program and public housing operating budget. These funds will be used for fencing, security lighting, etc. No PHDEP funds are requested.

The responsibility for implementation of the physical improvement component is assigned to the Macon Housing Authority's Technical Services Department, which oversees all maintenance, modernization, and new construction operations. Major work will be contracted; Executive Director John Hiscox serves as the contracting officer. Technical Director Tracy Barlow is responsible for day-to-day supervision of the program, with assistance from Modernization Coordinator Mohan Aggarwal and Maintenance Operations Coordinator Victor Vaughn.

The Technical Director is also responsible for coordination of security related physical improvements with the modernization program. In our view, this involves two issues, physical coordination and integration with modernization planning. The first is simple; the Macon Housing Authority routinely manages in excess of \$500,000 per year in non-routine expenditures from our public housing operating budget with existing staff. They are experienced in the planning and speedy execution of small to medium sized construction projects such as these while simultaneously managing larger scale construction projects such as those funded with CGP and the public housing development funds. MHA has a national reputation for administrative excellence in the CGP program and has provided speakers for numerous state and regional modernization training events

Coordinating the planning of security physical improvements with CGP funded modernization does require a little more forethought. In general, our standard method is to address as many security needs as possible during the comprehensive modernization of a development. This includes site design with all of the elements described above, as well as unit hardening (doors, locks, window locks, etc.). For this reason, the physical improvements which we propose to make from our public housing operating budget are generally items needed in large family developments which were comprehensively modernized in the early to middle 1980s before drug-related crime became such a difficult problem. In a few instances, these issues also address very high priority items in developments that will be comprehensively modernized within a few years, but which we do not feel can afford to wait. We take great care to make sure that our planning for comprehensive grant security improvements and PHDEP security improvements is carefully coordinated but not overlapped.

**5) Boys and Girls Club Youth Sports Program** - Since its inception in 1990, the Boys and Girls Club Youth Sports Program has been the cornerstone of the youth development and drug prevention component of our Public Housing Drug Elimination Program. In addition to the services provided in this text, the Boys and Girls Club Youth Sports Program supports and houses educational development, leadership development, arts programming and drug education. Underlying the program design is the belief that sports and recreational activities have strong value in their own right. They promote discipline, team work and physical fitness.

The Boys and Girls Club Youth Sports Program will be center-based, utilizing models that have been proven for

decades by Boys and Girls Clubs. Services to children and youth from all public housing neighborhoods in Macon will be provided from two centers, one located at Davis Homes in East Macon and the other located at Tindall Heights in the central city. Each center will offer an integrated, comprehensive youth development program, using the Boys and Girls Club model, combining educational development, character building, drug and life choice education, general recreation, team sports, youth leadership development and cultural and artistic activities. Within this center-based concept, none of the program activities are freestanding, but all are mutually self-supporting. For this reason, we describe and budget the center operation as a single component program. Both centers will be staffed and opened from 3:00 – 7:00 p.m. five days a week during the school year. Summer hours of operation will be Monday through Friday between 10:00 a.m. and 4:00 p.m. and Saturday 10:00 a.m. and 2:00 p.m. Paid staff are always present and work schedules will be planned to insure a sufficient combination of professional staff, paraprofessional staff, contract instructors and adult volunteers to supervise all activities.

The program at Tindall Heights is housed in the Hester Bivins Youth Center, a recently completed 2,929 square foot expansion to the Tindall Heights Community Building. The cost of the construction was \$263,000, an important commitment to youth services. The center is well designed and equipped specifically for the purposes of youth services programming.

The second center is located at Davis Homes in community space that was initially rehabilitated by the Housing Authority at a cost of over \$100,000. Additional improvements have recently been completed as part of the renovation of the building to serve as a Family Investment Center. The Davis Homes facility will greatly benefit from the presence and support of its sister agencies within the Family Investment Center.

**Sports and recreation** are the magnet used to draw children and youth into the program. All team sports include year-end tournaments and special events. Basic sports and recreation programs to be offered are as follows:

- Basketball
- Softball
- Flag Football
- Coed Kickball
- Aerobics/General Fitness
- Lacrosse
- Outdoor Adventure Sports
- Ropes Course
- Low-Organization Sports
- Golf
- Tennis

Capitalizing on a new interest in golf among inner-city kids that resulted from the popularity of Tiger Woods, the Boys and Girls Club will be adding a golf program to the Sports and Recreation component, with outreach and organizational support from the MHA and a \$40,000 grant from the United States Golf Association. The program will offer general orientation, group and individual instruction and competitive play. Participating youth will learn not just golf skills, but sportsmanship, etiquette and self-discipline. An extra plus is positive interaction with adult role models.

**Educational development** is as important as sports to the comprehensive program. Our basic aim is to improve

school performance and reduce the probability that participants will drop out. More importantly, we want to show an entire world of educational possibilities to our young people, making learning exciting, while opening the door to educational and career possibilities beyond high school. Program elements include:

- Basic Daily Tutoring
- Quiz Bowl Competition
- Academic/Career Tours
- Scholarships
- Computer Instruction
- Academic Awards
- Drug Education
- “Your Wonderful World”

**Cultural activities** are important because young people not only have a mind and body but a creative spirit as well. In our neighborhoods, however, young people too often lack the opportunities to develop their aesthetic or artistic abilities or to gain an appreciation of their society's culture. To address this, we propose general cultural activities and activities which promote ethnic culture and pride.

Through scholarships arranged by the Arts Alliance, the Boys and Girls Club will also be able to place our youth in MidSummer Macon, a three week long arts day camp and boarding camp on the Wesleyan College campus. In MidSummer Macon, the students experience concentrated courses in theater, dance, music and creative writing, all taught by top-flight artists and educators. This is an extraordinary opportunity for our youth made possible by Wesleyan, the Arts Alliance, and the Knight Foundation.

Concerning the Boys and Girls Club role in a culturally appropriate strategy, we would simply point out that it is the oldest and best recognized youth development organization which focuses primarily on inner-city youth. Not just in Macon but nationwide, not just today but historically, Boys and Girls Clubs have been located in and around public housing, serving the children we house. Much of their staff grew up in and around public housing and the site director at Davis Homes is a former public housing resident association officer and resident commissioner. Programming reflects these concerns, from the cultural opportunities mentioned above to special activities during Black History month. They are supported in all of these activities by important local institutions such as the Harriet Tubman Museum and Booker T. Washington Community Center.

Macon Housing Authority will contract operation of both centers to the Boys and Girls Club of Middle Georgia. PHDEP funds are requested for this contract in the amount of \$109,000. This is supplemented by \$47,983 in local contributions from the Boys and Girls Club, which will also provide program administration at no cost. These funds will cover program operations for the period July 1, 2002 through June 30, 2003.

**6) Intervention/Resident Assistance Program** - The Macon Housing Authority proposes to continue to contract with the Macon-Bibb County Health Department to provide an innovative intervention program based on the proven model of the "employee assistance" programs offered by business and industry. The Resident Assistance Program provides counseling to those experimenting with drugs and education to at-risk non-users as the preferred way of avoiding addiction and the necessity of clinical treatment. An intense proactive education

and counseling program is focused on users who desire to break their addiction. When treatment is warranted, early referral and close follow up maximize the probability of success.

The Health Department employs an experienced substance abuse counselor to serve as a Resident Assistance Case Manager. This individual is assigned full-time to the Macon Housing Authority, which provides private space for interviews, screening, and counseling in each neighborhood. By being on site, a level of trust is developed between residents and the Resident Assistance Case Manager. The Resident Assistance Program is thoroughly publicized among the resident body to optimize walk-in/call-in self-referrals. The Case Manager makes frequent drug education presentations to Resident Associations and other resident groups, as well as conducting door-to-door outreach. Macon Housing Authority site management and social services will also refer cases when individuals are identified as being at-risk.

The Resident Assistance Case Manager is responsible for assisting residents to identify problems and for guiding them to appropriate services provided by the Macon-Bibb County Health Department or other agencies. A plan of treatment is developed for each referral. To be as holistic as possible, problems other than substance abuse are also addressed. The Case Manager monitors the progress of the individual throughout the referral and completion of the service process. This will be an ongoing coordination until the individual no longer needs the service.

To aid the Resident Assistance Case Manager, the Health Department "Street Team" of two additional recovering substance abusers will continue to do aggressive outreach work in our developments. These individuals are located on site in the neighborhoods to build rapport with the residents. By having experienced drug abuse and recovery, and by having lived on the streets in the same neighborhoods, Street Team members speak the language and understand the problems of the people they are trying to reach. One is also a former street gang member who speaks candidly to the street corner groups about the reality of life on the streets. Although clean, both Street Team members thoroughly understand and relate to the drug and street gang sub-cultures. As recovering addicts, the "Street Team" members are monitored closely and receive weekly random urine tests for drugs.

The "Street Team" makes regular presentations at each of our family neighborhoods and makes special appearances at the Boys and Girls Club Youth Sports Program and the Scouting Programs. These programs also serve as a referral source to the "Street Team" and the Case Manager. Most of the street team's work, however, is done on the corners, working directly with addicts and at-risk youth and young adults. There they provide direct intervention counseling, steering people away from drugs and, if needed, toward treatment.

Many referrals to the Resident Assistance Program come from the police SCAT unit and from Macon Housing Authority Housing Management. Although it may seem unusual at first, the Resident Assistance Program is a natural compliment to both community oriented policing and "One Strike and You're Out" lease enforcement. In the case of the police, referrals to Resident Assistance are often one way to address a problem before it can be resolved only with arrest and prosecution. In a close analogy, MHA Resident Services Coordinators (our site

managers) use the Resident Assistance Program to deal with problems which, if allowed to develop, would lead to certain eviction. In this manner, an effective Resident Assistance Program helps many families, while at the same strengthening our moral authority when punitive action becomes necessary.

The Resident Assistance Case Manager and the "Street Team" will make primary contacts with approximately 11,000 people per year, which in turn generates more than 100 referrals for services. It is estimated that 75 of these individuals will require clinical treatment for substance abuse. The Case Manager will facilitate access to treatment in an existing program offered by the Macon-Bibb County Health Department at no cost to PHDEP. All individuals who are referred to treatment will have ongoing follow-up by the Case Manager. Although PHDEP funds are not requested to pay for treatment, this strategy represents a commitment to make certain that those who need it will be identified, will be motivated toward treatment, will have treatment administered on their behalf and will receive follow up. This is a significant commitment of local resources and we hope HUD will recognize it as such.

The Resident Assistance Program is clearly an intervention strategy. As described above, the Resident Assistance Case Manager and the "Street Team" don't wait for clients, but go straight to the neighborhoods, the Resident Associations, the apartments, the playgrounds, and the street corners. The strategy reduces drug-related crime by aggressively seeking out those who need help and ensuring that they get it if they want it. It works.

The Macon Housing Authority will contract directly with the Macon-Bibb County Health Department to operate the Resident Assistance Program. The contract will be based on reimbursement of actual direct eligible costs for services; PHDEP will not be used to pay for any overhead or administration. The Health Department's contracting officer is its director, Ecleamus Ricks, who exercises general responsibility for program implementation. The Macon Housing Authority's Security Coordinator, Michael Colbert, and the MHA Social Services Coordinator, LaConstance Smith, are responsible for monitoring this contract. PHDEP funds are requested for this contract in the amount of \$75,830. When considering the Health Department contribution, please consider that the Resident Assistance Program is designed in part to route early stage addicts directly to publicly funded treatment, which is provided at no cost. These funds will cover program operations for the period between July 1, 2002 and June 30, 2003.

**7) Truancy Prevention Program** Truancy is both a by product of and contributes to academic failure, which in turn feeds unemployment and crime. For FY2001, the Housing Authority proposes to contract with the Bibb County Board of Education to conduct a special truancy prevention program targeted directly at the children and youth in public housing neighborhoods. Based on proven models from Dade County, Florida, Modesto, California and Los Cruces, New Mexico, the Board of Education will use a specially trained campus police officer/case manager with a social work background to operate the program on site in public housing neighborhoods.

New systems are being put in place at the Board of Education to identify truant children and youth before their

non-attendance has had time to jeopardize their academic standing. Based on this data, the officer/case manager will initiate direct home contact with parents and guardians, during which he or she will review the importance of school attendance and parental responsibilities under the law. This includes emphasis on the necessity to comply with the school attendance requirements in the Employability Plan if they are a TANF recipient. The officer/case manager will work with the parent to assess any more serious underlying problems for referral to Board of Education Social Services department, which will have responsibility for obtaining needed services.

In the event that truancy continues, the second home visit will still be positive in its' approach, but will inform the parent and child that the third appearance will be before the Juvenile Judge of Bibb County. In the event that this becomes necessary, the Juvenile Judge will counsel both the parent and child in camera (her chambers) to impress on both the importance of school attendance and their legal obligations. If this fails to produce the desired result, the Juvenile Judge has a variety of legal remedies at her disposal, such as the suspension of the operator's license of teens old enough to drive. The experience of the proven models tells us that such serious sanctions are not generally required.

The Truancy Program is prevention strategy that works by helping to keep children and youth in school and academically on track. In the long run, this contributes to their employability and general success in society, which in turn reduces the probability of their involvement with crime and drugs. In this model, parents are empowered rather than undermined in carrying out their responsibilities. At the same time, the strong social services component will identify families and youth with more serious problems and help them to obtain needed services.

A secondary benefit is that reduced truancy will drastically reduce the groups of youth who often cruise our neighborhoods during the school day. Most of these are not criminals, but while they are on the street unsupervised they are at increased risk of getting into trouble and or being recruited into youth gangs. Getting them back into school reduces this risk while denying street gangs their recruits. With most of the good kids back in school where they belong, the youth who remain on the street at inappropriate times stick out like a sore thumb and are much more readily identified by management and law enforcement agencies. The Macon Police Department will cooperate with the Board of Education Campus Police to "sweep" areas frequented by school age youth during the school day and release them back to parents or school authorities.

The Macon Housing Authority will contract directly with the Bibb County Board of Education to operate the Truancy Program. The contract will be based on an annual contract cost of \$35,000, payable semi-annually. PHDEP funds in the amount of \$35,000 are requested for this program, supplemented with a match of \$82,800 from the Board of Education. The Board of Education will supply services of a second case manager, the program supervisor and all administrative and operating expenses at no cost to PHDEP. PHDEP funds will not be used to pay for any overhead or administration.

The Bibb County Board of Education contracting officer is the Superintendent who exercises general responsibility for program administration. Day-to-day supervision of the program will be the responsibility of the Case Management Supervisor, who will be supervised by campus Police Chief Michael Dorn, closely assisted by the Board of Education Social Services Department, headed by Sylvia McGee. The Macon Housing Authority's

Security Coordinator and the MHA Social Services Coordinator are responsible for monitoring this contract. These funds will cover program operations for the period between July 1, 2002 and June 30, 2003.

**8) Youth/ Young Adult Employment Initiative** The Youth/Young Adult Employment Initiative is a direct response to our program evaluations, needs assessment and resident participation process. All of these identified the fact that the current unemployment rate (81%) among youth and adults in public housing is a major problem. More to the point, this massive unemployment contributes directly to criminal activity and general social disorder in public housing neighborhoods.

We are currently developing a new relationship with the City's new Workforce Development Office, which will implement the new Workforce Investment Act programs. We are hoping to secure a major commitment from the Workforce Development Office to operate this program in conjunction and on-site with the Macon Housing Authority. Because no PHDEP funds are directly requested, our future PHDEP applications will probably include the program description for the Youth/Young Adult Employment Initiative

The Youth/Young Adult Employment Initiative has potential for being contracted directly to the Workforce Development Office, to serve a total of 90 youth/ young adults (age 16-20). The program will be built on proven program and organizational models, but with significant difference. As with all other job training programs, core staffing will consist of an "inside" case manager, who coordinates assessment, training and support services, works with employers to ensure placements. The programmatic models are also based on proven experience; we are planning for them to include (1) work experience, (2) a limited internship and (3) on-the-job training with guaranteed placement. Due to the relative newness of the Workforce Development Office, our number goals and timelines may change.

These are proven models in a standard administrative structure. What is unique about the MGCI's approach, however, is the decision to combine all three principal types of program activity under the same case manager but focused on the narrow target group of 16 to 20 year olds residing in public housing. This is more professionally demanding for the consortium's case manager and job developer, but it will enable the Youth/Young Adult Employment Initiative to respond to the needs and opportunities available to the individual participant. It will also enable a strong on site focus directly on public housing authority residents in a way that would not be possible by purchasing additional slots in existing programs.

The Youth/Young Adult Employment Initiative will begin with direct outreach conducted primarily by the Housing Authority. We will use our Resident Associations, our Family Investment Center, the Family Self-Sufficiency program, our Youth Development programs, the Resident Services Coordinators (site managers), the MHA eligibility staff, community meetings and newsletters in the outreach effort. This will enable us to deliver a high quality, well-screened referral to the Workforce Development Office for assessment.

The Macon-Bibb County Workforce Development Office will assume responsibility for the critical assessment phase. This includes screening to determine eligibility for other programs and ensure that they receive them on a

priority space available basis. This guarantees that MHA funds are not used to pay for services that otherwise would be available to our residents at no cost. We will be paying for services that otherwise would not be available while at the same time obtaining an increased share of those that are.

Besides eligibility determination, each prospective participant will receive a full battery of testing to determine aptitudes, employment interests and educational deficiencies. Workforce Development Office and MHA staff will broker remedial education through the Adult Learning Centers and other resources as required. The Case Managers will work with MHA staff through the Family Investment Center to broker needed support services, such as day care and transportation. When the assessment reveals personal or family problems that could stand as a barrier to employment, the Case Managers and the MHA Family Investment Center will obtain services to address these problems as well.

As previously mentioned, the Macon Housing Authority proposes to contract directly with the Middle Georgia Consortium, Inc. on a cost reimbursement basis to operate the Youth/Young Adult Employment Initiative. No PHDEP funds are requested at this time. The bulk of funding will come from the management improvement portion of the Macon Housing Authority's Comprehensive Grant Program. For FY 2000, this will be accomplished through spending funds already allocated for resident employment training. Our original plan had been to contract for these services with a local non-profit, but they have been unable to deliver the services, freeing up the funds for this program instead. Beginning with FY 2000, the Youth/Young Adult Employment Initiative will be specifically described in our five-year CGP Plan.

**9) Granny House** is operated by the Department of Family and Children Services in specially prepared single-family house in Davis Homes. The Granny House is a support service to young mothers, primarily AFDC recipients living in or around public housing, who are receiving treatment for drug addiction. The Granny House uses seven trained resident volunteers (they receive a small stipend) to provide on-site temporary foster care for young children while their mothers are in treatment. Complete casework management and other needed social services are provided as part of the program. The Granny House program drastically reduces the need for foster care and, by keeping the children in partial contact with the parent, gives the parent extra incentive to complete treatment successfully. Since opening in November 1994, Granny House has served two hundred twenty three addicted parents and three hundred fifty nine children. DFCS contributes \$29,200 annually for the operation of the Granny House and Macon Housing Authority contributes \$3,003, mostly in the form of facilities. No PHDEP funds are requested.

**10) Other Anti-Drug Programs** - Space prohibits including a complete program description and budget on the dozens of other activities and programs which the Macon Housing Authority operates or coordinates with other agencies in support of its Public Housing Drug Elimination Program. The preceding narrative includes several programs, such as AmeriCorps, for which no PHDEP funds are requested, but to fully document all of our involvement to that degree would generally increase the size of this application, which we do not believe was the intent of the NOFA. We wish, however, to include a short description of a few of the more important programs

because of the contribution they make to our overall strategy, as follows:

A. **Economic and Education Programs** for residents are an important component of our overall drug elimination strategy, and the crown jewel of our economic and education programs is the **Family Investment Center**. Located at Davis Homes in East Macon, the Family Investment Center serves low-income families from all of East Macon and public housing residents from all of our developments wherever they are located. Located in a beautifully renovated 22,790 square foot facility, it houses twenty (20) different agencies who are committed to providing on site services.

The Family Investment Center houses a full range of education, job training, health, youth development and other social services, but the main focus is services that contribute to upward mobility. A partial list of upward mobility services and agencies include:

- **Entrepreneurship and Employment Training Center, Inc.**, which offers job readiness training (lately targeted primarily at TANF recipients affected by welfare reform) and also a small business incubator.
- **Adult Learning Centers**, operated by Central Georgia Technical College, which provides education testing, adult basic education and GED preparation.
- The **Macon-Bibb County Economic Opportunity Council**, which provides job readiness training and employment referrals.
- The **Macon Housing Authority Family Self Sufficiency Program**, which serves Section 8 and public housing families, and is generally regarded to be one of the best programs of its type in the region.
- **HeadStart** preschool child development program for 120 children operated by the Macon-Bibb County Economic Opportunity Council. This is a full day program that is operated in addition to the day care center described below.
- **Department of Family and Children Services** child day care programs, which serves 90 children with full day services targeted to the children of parents moving from welfare to work.
- The **Macon-Bibb Workforce Development Office**, which provides skills training , tuition and other supportive services for vocational training.
- **Central Georgia Technical College** which provides job readiness workshops to TANF recipients as they move from welfare to work.

All of the above are greatly strengthened by a commitment from the Department of Family and Children Services.

The DFCS office at Family and Children Services has provided 5 full time case managers, all of whom are specifically assigned to Work First, Georgia's post welfare reform replacement for the JOBS program. In a unique arrangement with the Housing Authority, our residents, particularly Family Self-Sufficiency participants, receive first priority for support services such as childcare and transportation that are necessary for employment. In exchange, the Macon Housing Authority Family Self Sufficiency and Family Investment Center case workers assist in the coordination of services for TANF recipients who also live in public housing. The result is a smoothly operating system that allows our residents first access to hundreds of thousands of dollars in services at no cost to the Authority.

In addition to the Family Investment Center, the Macon Housing Authority has also embraced a variety of additional employment and educational opportunity efforts that operate in support of the Drug Elimination Program. These include:

**A. On Site Employment Services** - The Family and Children Services Outreach Center described in the Family Investment Center, complete with "Work First" case managers, is also replicated in on- site DFCS outreach service centers located at Felton Homes, Murphey Homes and Pendleton Homes. Economic Opportunity Council outreach centers, which include employment referral and job readiness, are located at Lewis H. Mounts Homes and Anthony Homes, as well as the Family Investment Center.

**B. Section 3 and Construction Employment** - The Macon Housing Authority has negotiated a unique "First Source" agreement with the Middle Georgia Consortium, our local Private Industry Council (PIC). In this agreement, any contractors or subcontractors performing work in our various construction programs are required to refer all vacant positions to the PIC and accept referrals of qualified applicants, hiring others only if the PIC cannot supply low-income trainees to fill the job. In order to improve contractor acceptance and encourage the hiring of inexperienced workers, MGCI can subsidize 50% of the wages of new employees for periods of up to six months. The conditions of the "First Source" agreement are written into the general conditions of each construction contract. This has enabled the Macon Housing Authority to exceed HUD Section 3 employment goals in most reporting periods.

**C. Educational Development** -Since educational development feeds employment, the Macon Housing Authority works with the Bibb County Board of Education to provide GED classes and Adult Basic Education on site at Oglethorpe Homes, as well as the Family Investment Center. Educational Talent Search works with the Authority to help identify possible college prospects. MHA also has a well-developed Scholarship Program which includes, in addition to our own resources, full scholarships provided by Mercer University for qualified MHA residents. Mercer Education Opportunity Center helps many of our high school students to go on to college or technical training.

**D. Work Experience** - The Macon Housing Authority currently provides work placement slots for sixteen

(16) residents working as Work First Program placements and eight (8) slots in the summer work experience programs funded by the Private Industry Council. A number of these have been hired as permanent employees by the Housing Authority as positions became available. MHA also looks toward VISTA when new initiatives or community-oriented programs become reality. This year, another MHA resident will work as a VISTA volunteer through the Family Investment Center. This crucial role of program outreach to other residents and the surrounding community will serve to help connect people and services toward the goal of self sufficiency.

In summary, we believe that our employment and education programs, including the Family Investment Center, prove our commitment to education and job opportunities for our residents. Our unique arrangement with the Department of Family and Children also demonstrates an extraordinary joint commitment to helping public housing residents move from welfare to work.

Evaluation and Implementation Plan for FY 2000 Public Housing Drug Elimination Program

<b>Macon Housing Authority</b>	<b>Start</b>	<b>7/02</b>	<b>8/02</b>	<b>9/02</b>	<b>10/02</b>	<b>11/02</b>	<b>12/02</b>	<b>1/03</b>	<b>2/03</b>	<b>3/03</b>	<b>4/03</b>	<b>5/03</b>	<b>6/03</b>	<b>7/03</b>
<b>Reimburse City Police Department for additional services:</b>	10/01/2002													
Review SCAT operations and resident input	10/01/2002													
Revise and renew contract with City for SCAT Team	10/01/2002													
Purchase equipment	01/01/2003													
Conduct SCAT operations	10/01/2002													
Review program results and evaluate	10/01/2002													
Review program results and evaluate	01/01/2003													
Review program results and evaluate	04/01/2003													
<b>Reimburse Sheriff's Department for additional services:</b>	10/01/2002													
Review Drug Squad operations and resident input	10/01/2002													
Revise and renew contract with County	10/01/2002													
Conduct operations on variable schedule as required	10/01/2002													
Review time records and results monthly	01/01/2003													
Review program results and evaluate	01/01/2003													
Review program results and evaluate	04/01/2003													
Review program results and evaluate	07/01/2003													

**Service Period**  
**Service Operations**  
**Service Check Points**



Evaluation and Implementation Plan for FY 2000 Public Housing Drug Elimination Program

<b>Macon Housing Authority</b>	<b>Start</b>	<b>7/02</b>	<b>8/02</b>	<b>9/02</b>	<b>10/02</b>	<b>11/02</b>	<b>12/02</b>	<b>1/03</b>	<b>2/03</b>	<b>3/03</b>	<b>4/03</b>	<b>5/03</b>	<b>6/03</b>	<b>7/03</b>		
<b>Physical Improvements to enhance security:</b>	07/01/2002															
Review plans with residents, staff and SCAT	07/01/2002															
Conduct Monthly Security checks	07/01/2002															
Bid and Contract for work as needed	07/01/2002															
Complete construction/installation	07/01/2002															
<b>Team Watch (Modified Tenant Patrol)</b>	10/01/2002															
Review operations and resident input	10/01/2002															
Conduct modified patrol and neighborhood watch operations	10/01/2002															
Recruit and train replacement volunteers as needed	01/01/2003															
Recruit and train replacement volunteers as needed	03/01/2003															
Recruit and train replacement volunteers as needed	05/01/2003															
Recruit and train replacement volunteers as needed	07/01/2003															
Review program results and evaluate	01/01/2003															
Review program results and evaluate	04/01/2003															
Review program results and evaluate	07/01/2003															
<b>Service Period</b>																
<b>Service Operations</b>																
<b>Service Check Points</b>																

Evaluation and Implementation Plan for FY 2000 Public Housing Drug Elimination Program

<b>Macon Housing Authority</b>	<b>Start</b>	<b>7/02</b>	<b>8/02</b>	<b>9/02</b>	<b>10/02</b>	<b>11/02</b>	<b>1/00</b>	<b>1/03</b>	<b>2/02</b>	<b>3/03</b>	<b>4/03</b>	<b>5/03</b>	<b>6/03</b>	<b>7/03</b>	
<b>Boys &amp; Girls Club: Youth Program:</b>	07/01/2002														
Review operations and resident input	07/01/2002														
Renew Boys and Girls Club contract	07/01/2002														
Purchase Equipment	09/01/2002														
Conduct operations	07/01/2002														
Review results and evaluate	10/01/2002														
Review results and evaluate	01/01/2003														
Review results and evaluate	04/01/2003 0														

Evaluation and Implementation Plan for FY 2000 Public Housing Drug Elimination Program

<b>Macon Housing Authority</b>	<b>Start</b>	<b>7/02</b>	<b>8/02</b>	<b>9/02</b>	<b>1/00</b>	<b>11/02</b>	<b>12/02</b>	<b>1/03</b>	<b>2/03</b>	<b>3/03</b>	<b>4/03</b>	<b>5/03</b>	<b>6/03</b>	<b>7/03</b>	
<b>Truancy Program</b>	07/01/2002														
Draft and execute contract with Board of Education	07/01/2002														
Conduct program operations	07/01/2002														
Review program results and evaluate	10/01/2002														
Review program results and evaluate	01/01/2003														
Review program results and evaluate	04/01/2003														
<b>Youth/Young Adult Employment Initiative</b>	07/01/2002														
Draft and execute contract with Workforce Development Office	07/01/2002														
Conduct program operations	07/01/2002														
Review program results and evaluate	10/01/2002														
Review program results and evaluate	01/01/2003														
Review program results and evaluate	04/01/2003														
<b>Granny House:</b>	07/01/2002														
Operate Program	07/01/2002														
Review program results and evaluate	10/01/2002														
Review program results and evaluate	01/01/2003														
Review program results and evaluate	04/01/2003														

Evaluation and Implementation Plan for FY 2000 Public Housing Drug Elimination Program

<b>Macon Housing Authority</b>	<b>Start</b>	<b>7/02</b>	<b>8/02</b>	<b>9/02</b>	<b>10/02</b>	<b>11/02</b>	<b>12/02</b>	<b>1/03</b>	<b>2/03</b>	<b>3/03</b>	<b>4/03</b>	<b>5/03</b>	<b>6/03</b>	<b>7/03</b>	
<b>Intervention/Resident Assistance Program:</b>	07/01/2002														
Review program with Macon-Bibb County Health Department	07/01/2002														
Revise and renew contract	07/01/2002														
Review program results and evaluate	10/01/2002														
Review program results and evaluate	01/01/2003														
Review program results and evaluate	04/01/2003														
<b>Admin. &amp; Eval. Tasks, incl. Lease enforcement &amp; bar list programs:</b>	07/01/2002														
Continue employment of Security Coordinator	07/01/2002														
Operate lease enforcement and bar list programs	07/01/2002														
Compile and analyze crime state and program records	07/01/2002														
Conduct FY 2000 PHDEP evaluation	10/01/2002														
Conduct FY 2000 PHDEP evaluation	01/01/2003														
Financial Audit	04/01/2003														
File semi-annual reports with HUD	07/30/2002														
File semi-annual reports with HUD	01/30/2003														
File semi-annual reports with HUD	07/30/2003														

## PHDEP PARTNERS

### COMMITMENTS FROM LAW ENFORCEMENT AGENCIES

Since the beginning of the first pilot PHDEP program in Macon in 1989, we have obtained substantial commitments from all local and many state and federal law enforcement agencies. This year is no exception as we have been able to build on long-standing working relationships. Again, we have secured firm and formal commitment letters in support of our on-going drug elimination efforts from: the Mayor of the City of Macon, Georgia; the City of Macon Police Chief; the Macon Police Department AmeriCorps Program Director; the Bibb County Sheriff; Bibb County Board of Education Campus Police and the schools' Social Services; the U.S. Attorney; the Georgia Bureau of Investigation; the Georgia Department of Juvenile Justice; the Georgia Public Safety Training Center; and the United States Drug Enforcement Administration. The most important of these, the City of Macon Police Department and the Bibb County Sheriff's Department, are backed by formal contracts. The Board of Education Campus Police came under formal contract in July 2000. Several of the others are also the subject of formal memoranda of understanding. The remainder are evidence of real working relationships and significant contributions to our program.

Following is a summary of the major commitments that make PHDEP work:

- **The City of Macon Police Department** contributes more than \$400,000 annually for the operation of the SCAT team. As documented later in this section, this entire contribution represents services above and beyond the baseline required by the cooperation agreement. In addition, the entire Macon Police Department AmeriCorps team is housed in four public housing locations, providing bicycle patrol, crime prevention services, community organization, drug education and other support to the Public Housing Drug Elimination Program all at no cost to the Authority. The City locates its Team Two precinct headquarters and the Crime Suppression Unit (a hot-spot tactical unit) in public housing as well, again providing extra police presence at no cost. Finally, the City of Macon Police Department provides training and logistical support for our Team Watch Modified Tenant Patrol/Enhanced Neighborhood Watch. Please note that the City's direct cash contributions exceed the amount of our PHDEP expenditures.
- **Bibb County Sheriff's Department-** The Macon Housing Authority contracts with the Bibb County Sheriff's office to used to secure services of "off duty" drug officers from the Joint City County Drug Team at the cost of \$19.21 per hour. In this unique arrangement, the Macon Housing Authority acquires high quality skilled law enforcement to be focused on special projects and hot spots. Because the elite drug squad officers enjoy the work, the Authority gets far more than it pays for. The sheriff's department provides vehicles, equipment, other operational costs, supervision and support to the program at no cost to the Authority. In addition, the Bibb County Sheriff's office contributes the background checks for all prospective residents, which is critical to the screening part of Weed and Seed. Likewise, they also supply us with daily printouts of all arrests, whether by the city or county, in which the incident took place on MHA property or the defendant is a public housing resident, which is vital to the lease enforcement part of Weed and Seed. As managers of the Joint City-County Drug Squad, the sheriff's office also includes us in their planning, sharing intelligence and statistical information. It would be hard to overstate the importance of this partnership.

- **Bibb County Board of Education Campus Police-** For many years Bibb County Board of Education Campus Police has cooperated with MHA's drug elimination program, sharing statistical information and intelligence. The department has been particularly useful in helping us to identify and deal with the problems of street gangs. This role is being greatly expanded by our joint effort to enhance the targeted "Return To School" Truancy Program focused on public housing. Our newest partner's contract specifies that MHA will pay salary and benefits for a single officer/case manager while the Board of Education will contribute all remaining staffing, supervision, social services, operating costs and administrative support, all at no cost to the Authority. This is a promising new initiative that would not be possible unless we were able to build on a long established working relationship.
- The **Georgia Public Safety Training Center**, the police academy for the entire state of Georgia, has made a full range of training programs available to our staff and resident leaders. Recent programs on drug awareness and gang detection have been particularly well received. This is of course a reciprocal arrangement and the training center has brought many of its course participants on site so they could observe first hand successful community oriented policing and anti-drug efforts.
- The **Georgia Bureau of Investigation** regional drug office is an important part of the Gang Task Force, with which we have maintained an outstanding relationship. The GBI drug enforcement office has worked with us on several short-term task forces to deal with specific problems and will continue to be a valuable resource for sharing strategies and intelligence.
- The **Juvenile Court of Bibb County** is an important resource to the Macon Housing Authority dealing with problem situations involving juveniles. We have negotiated an expedited release of information system, which enables us to obtain information regarding juvenile defendants after securing the proper releases from the head of household. We also work with probation and intake services of the Juvenile Court for close monitoring of problem youth on probation. Part of our agreement with the Juvenile Court includes their willingness to expedite the detention of juveniles on probation for participating in drug related and or criminal activities.

In summary, the above documents extraordinary commitment of funding, staff and services. Specific cash expenditures (above the baseline) alone from the agencies above exceed \$461,250, twice the total of PHDEP expenditures allocated to the same agencies. We haven't put a specific price tag on most other services, but many such as the sheriff's department applicant screenings are quite literally priceless. Also beyond monetary compensation is the degree to which all of these organizations work together as a team and consider the Macon Housing Authority as an active member.

## **RESIDENT ROLE IN CARRYING OUT THE DRUG ELIMINATION PROGRAM**

Resident Associations are not only involved in program planning, but also directly involved in implementing and evaluating program operations. Some examples include:

1. Resident Associations in our family neighborhoods co-sponsor the TeamWatch Modified Tenant Patrol Program. The Resident Association leadership makes up the security committee in each neighborhood and hold the Watch Leader positions. Their officers and members are the TeamWatch monitors.
2. A team of 24 resident volunteers staff the security checkpoint at McAfee Towers, our 199 unit high-rise for the elderly. Despite the fact that the building is located in a high crime East Macon neighborhood, their vigilance has ensured that not a single crime has occurred inside the building in its twenty-nine year history. The volunteers' sole reward, other than their security and the satisfaction of serving others, is an annual dinner.
3. Resident Associations actively participate in planning for CGP funded Modernization, which includes such security related work items as site design changes, lighting, improved doors, security hardware, etc. Resident Associations are also active in planning MHA funded physical improvements related to security and drug prevention.
4. Resident Associations directly sponsor positive alternative activities. Good examples include the Oglethorpe Homes, Tindall Heights, Bowden Homes, Murphey Homes, Pendleton Homes, Felton Homes, Davis Homes, Anthony Homes and Bloomfield Resident Associations which function as sponsors and chaperones for the National Youth Sports program held on campus annually at Fort Valley State University.
5. The Resident Associations supply program outreach and volunteers to most of the drug education and positive alternative programs which are taking place in their neighborhood and community centers, including an annual outdoor, free for all, partners-involved, Anti-Drug Carnival. Other examples include the Foster Grandparents Program and Cherry Blossom Festival Family Day.
6. Residents, many of them Resident Association leaders, staff the Granny House at Davis Homes, where the children of addicted parents are cared for while the parents receive treatment. Mobilization of resident volunteers is possible, of course, because they are involved in the decisions about which programs should be offered.
7. Advocacy by Resident Associations helps ensure that the real interests of law abiding residents take precedence over the sympathies that some have for the dealers themselves

In summary, the Macon Housing Authority is committed to resident involvement, not because of some esoteric social theory or because it happens to be popular at the moment, but because it works. We have known for many years that our residents are our valued customers, our natural allies, our greatest source of support, and perhaps most importantly of all, the people with the greatest stake in the future of their neighborhood. The thousand of volunteer hours contributed by the Resident Association Leaders and members is, in itself, one of our most important tools. Our success in applying these common sense principles to programs has been widely recognized, as HUD's invitation to Mrs. JoAnn Fowler, our Resident Commissioner, to participate in President Clinton's White House ceremony announcing "One Strike".

## **INVOLVEMENT OF COMMUNITY ORGANIZATIONS AND LOCAL GOVERNMENT**

The Macon Housing Authority's drug-free public housing program was not created in a vacuum. Our initial program was put together in the context of the overall strategic plan on drugs assembled by the Mayor's Leadership Council on Drugs, and our PHDEP Program was an integral part of this plan. From the beginning, we have planned in concert with dozens of law enforcement agencies, social services, youth development, health, and education organizations, as well as resident associations, local government, civil rights groups, fraternal organizations, churches, private business and so on, ad infinitum. In the formative years, we repeatedly convened large group meetings of law enforcement agencies, social services providers, and resident groups to help us brainstorm the program

Our planning begins where it always should, with evaluation of the previous year's program. During the month of November, resident leaders (Advisory Board) and staff will conduct a year-end review of the programs and services in place and participate in a needs assessment for the 2001 programs. The Macon Housing Authority had performed an extensive program evaluation with consultant help in the past. We obtained a PHDEP Technical Assistance grant from HUD, which enabled us to build on the previous program evaluation by designing a management information system for the Public Housing Drug Elimination Program, which included operational objectives. In the following years, the Housing Authority, our resident leaders and our cooperating agencies focused on obtaining desired results. This includes practical and appropriate measures of program performance.

In late 1997, we completed a second major program evaluation with consultant help, which further defined which program components were and were not performing to expectations. The evaluation process, which included significant resident participation, also helped us reassess the changing nature of our drug and security programs. From this, we were able to refine our goals and priorities for the coming several years. Since this evaluation, we have engaged in a quarterly evaluation cycle that brings agency sub-contractors, MHA staff and resident leaders together for program review. In these sessions, we discussed and continue to discuss with each agency the objectives, performance and outcome measures and reporting systems, which would be used in upcoming contracts.

The cooperation level at these meetings has been extremely high. Since all of our cooperating agencies are heavily invested in the PHDEP program, many with higher local contributions than their total amount of PHDEP funds, the process represented joint planning between partners, rather than imposition of a system by a regulatory agency. Agencies considered for PHDEP funding were asked to submit brief but formal proposals with draft budgets. Our partners welcome the opportunity to raise our program planning to a new level, including planning for results measurement as well as budget and program activities.

The topics of these discussions and evaluations included:

- Program Overview
- Program Purpose and Goals
- Program Theory
- Program Implementation Strategies
- Program Leadership
- Target Audience Participation
- Outreach Methods Employed
- Budget and Program Delivery Costs
- Performance Outcome Measurements
- Suggestions for Improvements

As this PHDEP Plan has come together, there have been additional meetings and consultations with our partners. At the same time we were working with law enforcement agencies, we were also continuing our planning with the cooperating health, youth development and social services agencies.. This process included each agency with whom we have contracted on previous PHDEP grants as well as many of the non-contracted agencies which provide important services at no cost.

Following is the list of all agencies and organizations that have been and/or will be involved in the planning process:

- AmeriCorps
- Bibb County Health Department
- Bibb County Board of Education
- Bibb County Substance Abuse Advisory Council
- Boys and Girls Club of Central Georgia
- Boy Scouts of America Central Georgia Council
- Crisis Line of Middle Georgia
- Family Counseling Center
- Georgia Department of Family and Children Service
- Girl Scouts of Middle Georgia
- Goodwill Industries, Inc.
- Juvenile Court of Bibb County
- Macon-Bibb Economic Opportunity Council, Inc.
- Macon Police Crime Prevention Team
- Central Georgia Technical College
- Mercer University
- Middle Georgia Community Food Bank
- Macon-Bibb C. Workforce Development Office
- Middle Georgia Council on Drugs
- Neighborhood Health Care Center
- River Edge Behavioral Health Center
- University of Georgia Small Business Development Center

In the past year, two important dimensions have been added to our community coordination and planning. The first of these is our work with the Mayor's Youth Advisory Council. This group is headed by Donte' White from the Mayor's office and includes law enforcement, social service agencies, youth development agencies, neighborhood groups and citizen leaders. Macon Housing Authority is represented by its Social Services Coordinator. Important initiatives undertaken in its first year of operation include a series of public forums, an ambitious program to involve faith communities in youth violence prevention, teen pregnancy prevention, peer mentoring and other community programs.

We expect that the Mayor's Youth Advisory Council will continue to be an important mechanism to provide support, resources and input into program planning and operations.

The second new dimension added to our community planning and organization is our involvement with the Macon-Bibb County Workforce Development Office. The Executive Director serves on the official board of this governmental entity that will implement the Workforce Investment Act. Our Social Service Coordinator serves on the Youth Advisory Board for the same organization. It is our hope and vision that MHA would be able to coordinate a strong and positive Youth and Young Adult Employment Initiative through this community and local government involvement. We aim to attract a great number of idle residents who could benefit from gainful employment and skills training, rather than illegal and suspicious loitering by some of the same youth and young adults. Such staff and government involvement also overlaps considerably with resident involvement. Resident volunteers and staff carry out several important program activities such as the TeamWatch Modified Tenant Patrol and the Granny House. Residents are employed by the Boys and Girls Clubs Youth Sports Program as well. In addition, many residents will become involved in the community service requirement and selected activities that will span across a variety of community programs. These services are occurring in a city in which local government services to Macon Housing Authority residents, including law enforcement, considerably exceed their obligations under the Cooperation Agreement.

Significant support has also been received from local organizations and businesses. A short summary list follows:

5. The **Middle Georgia Council on Drugs** provides neighborhood drug education programs for children, youth and parents directly in our neighborhood community centers. This includes co-sponsorship of “Carnival Fest” anti-drug block parties in all of our larger family developments.
6. The **Mercer University Educational Opportunity Center** provides workshops and seminars relating to strategies for preventing substance abuse. The Mercer EOC is also assisting many of our high school youth to prepare for post-secondary education, with the result that many are able to attend college or technical schools. They will also provide professional testing services for our Family Self-Sufficiency Program, the Family Investment Center, and the new Youth/Young Adult Employment Initiative.
7. **Mercer University** supports the MHA scholarship program with all expense scholarships for all qualified public housing students, a most extraordinary commitment.
8. **Fort Valley State University** will contribute 125 slots in its annual NCAA National Youth Sports Program for participants in MHA’s Youth Sports Program.
9. The **Bibb County Department of Family and Children Services** has committed to full time staffing of the “Granny House” program. Located in Davis Homes public housing development, a Granny House is a community based placement resource for drug-addicted mothers who wish to enter treatment. Resident Association volunteers, the “grannies”, provide temporary 24 hour foster care while maintaining the children in an environment where the parents can continue to interact with them on a daily basis.
10. The **Bibb County Department of Family and Children Services** has committed seven (7) full time staff to the Macon Housing Authority in support of the Work First program and to provide support to MHA’s resident employment efforts and the Family Self-Sufficiency program. Staff are located on-site at the Murphey Homes, Pendleton Homes and Felton Homes Outreach Centers and at the Family Investment Center at Davis Homes.
11. The **Macon Police Department AmeriCorps Cadet Program** has become very instrumental in working with the required annual PHDEP Resident Survey. We depend on this energetic and trained young group of aspiring law enforcement personnel to canvas our developments with the crime and safety survey as the mission. The AmeriCorps Cadet Program also operates neighborhood crime prevention offices in four Macon Housing Authority neighborhoods (Anthony Homes, Mounts Homes, Markwalter scattered site and Bloomfield Way).
12. The **City of Macon Police Department Crime Prevention Division** provides the services of experienced crime prevention officers and staff to serve as consultants and trainers

for our TeamWatch Modified Tenant Patrol program.

13. MHA is working with the **U.S. Attorney** in preparation of the formal Weed and Seed plan for Pleasant Hill which is contiguous to one of our neighborhoods.
14. **The Georgia Public Safety Training Center** provides training to Macon Housing Authority staff and volunteers at no cost, focusing on drug and gang issues. In an unusual partnership, the Macon Housing Authority reciprocates by providing training sites for the center at which law enforcement personnel from all over the state are trained in policing methods in public housing.
15. **The Macon-Bibb County Workforce Development Office** will be assisting in the economic development of our resident body by working with the Authority to improve resident participation in job training programs. We are in the process of preparing leased space for two career counselors and one assessment technician to operate full-time from the Family Investment Center, located in our Davis Homes community. Programs covered include Welfare To Work, Pre-employability/Work Maturity Skills, Computer Basic Skills, Computerized SAT Test Preparation and the State Bar Program for Youth on Probation. Macon-Bibb County Workforce Development Office will also place numerous Summer Youth Employment Trainees with the Authority. All of this is at no cost to the Authority, and is over and beyond their contributions to the Youth/ Young Adult Employment Initiative.
16. **The Macon Bibb County Economic Opportunity Council, Inc.** will operate two outreach centers in public housing, one in Anthony Homes and within MHA's Family Investment Center . Among the full range of social services provided at these centers are employment assistance. In addition, the Family Investment Center will house two EOC case managers working specifically on self sufficiency and long term employment.
17. **The Central Georgia Technical College and its Adult Learning Centers** will provide adult education and GED preparation classes in centers located at Oglethorpe and the Family Investment Center at Davis Homes, which is bolstered with two extra case managers working with MHA and DFCS on welfare to work. These are a necessary building block for all of our job training and economic development efforts.
18. **The Central Georgia Technical College** will also offer its "New Connections to Work!" and Fatherhood Initiatives program on site to Macon Housing Authority residents. The New Connections to Work! program focuses on job skills training, personal growth activities, self-esteem builders and the alcohol and drug prevention. Fatherhood program works with men who are in serious default of child support payments, teaching the importance of this family obligation while also teaching life skills and adjustments to honor the court-imposed payment schedule.
19. **Goodwill Industries** will conduct orientation to Job Connection services at the Family

Investment Center. They will focus on residents with barriers to employment, including those recovering from or at risk from drug use, to assist them in gaining the services, resources and skills necessary to go to work and begin careers. They will also offer their highly successful computer / office skills program to TANF recipients moving from welfare to work.

20. The **Macon-Bibb County Health Department** contributes all administrative services to the Intervention/Resident Assistance Program. In addition, the Health Department operates two clinics which serve as intake points for drug treatment, one at Felton Homes and the second at the Family Investment Center at Davis Homes.
21. The **River Edge Behavioral Health Center**, a public treatment and social services facility, will offer its substance abuse out-patient program to Macon Housing Authority residents, consisting of out-patient treatment, referrals to in-patient programs, HIV testing and education and prevention services. River Edge will offer services on-site through the Family Investment Center, including drug counseling and educational services to youth. Our positive relation with River Edge Behavioral Health Center resulted this year in the development of a Family Resource Center in our Mounts Home community. The center will serve as a home environment and reunification place for parents to learn interaction and parenting skills, along with intensive counseling, in an attempt to keep the children from going to foster care.
22. The **Boys and Girls Clubs of Macon** provides professional program supervision and all administrative services for the Boys and Girls Club Youth Sports Program at no cost to the Authority. Through the Tindall Heights and the Davis Homes Center, the programs of the full service Boys and Girls Clubs at Second Street and Bloomfield Road are made available. The Boys and Girls Clubs also makes a direct cash contribution to the satellite center operations.
23. The **Family Counseling Center**, in cooperation with the Bibb County Juvenile Court system, offers an emergency respite program which provides temporary housing outside the home to troubled youth. We have found that this is an invaluable tool when we are attempting to intervene in a family which has a young person involved with drugs, often enabling us to stabilize the situation and avoid eviction.
24. **NOBLE**, the Georgia chapter of the National Organization of Black Law Enforcement Executives, will provide technical assistance and volunteer support to the Authority and the partner organizations carrying out PHDEP.
25. **Taylor Broadcasting Inc.**, the parent company of WIBB FM, has pledged to continue its support of our anti-drug block parties, which attract crowds as high as 2,000 people. The station will provide anti-drug t-shirts and a sound system and free radio promotion for each party.
26. **Cellular One** has contributed five cellular telephones and unlimited free air time to our

SCAT unit, a value of thousands of dollars per year.

27. The **Tubman African American Museum** contributes museum tours and special arts programs for participants in the Youth Sports Program.
28. The **Macon Braves Baseball Club**, the local minor league affiliate of the National League Atlanta Braves, is providing a Macon Housing Authority Youth Night in its annual baseball schedule. This includes deeply discounted tickets (\$2 per seat) with half of the ticket price refunded to their youth organizations as a fundraiser. The program also includes special recognition at the ballpark.

The list above includes both organizations who have and who do not have a contractual relationship with the Housing Authority through PHDEP. It is important to note, however, that all of these organizations are going above and beyond the call of duty. Among the agencies which we are contracting or propose to contract, not one is charging the contract for any program administration or overhead and all are bringing substantial resources to the table for which they will not be compensated.

#### **HOW LAW ENFORCEMENT OBLIGATIONS ARE MET UNDER THE COOPERATION AGREEMENT**

It is easily demonstrated that both the City of Macon and Bibb County substantially exceed the amount and quality of law enforcement services to which public housing neighborhoods are entitled under the Cooperation Agreement. The city, including all of our developments, fall within the city's four zone teams. These four teams, which do not include the SCAT unit, have responsibility for all basic police services within their zone, including public housing. All of the specialized police services, such as the detective bureau, juvenile, sex crimes, intelligence and traffic are also available to MHA neighborhoods on the same basis as any other. The MPD Crime Prevention Division trains our TeamWatch Modified Tenant Patrol and provides DARE drug resistance education to young people in our neighborhood centers.

Another guarantee that our neighborhoods will receive extra law enforcement service is our provision of facilities. We have converted both units of a duplex at Pendleton Homes to house the Headquarters of Team Two, which serves all of South Macon with a normal complement of twenty-four officers, and a townhouse unit at Oglethorpe Homes to house the Crime Suppression Unit, a special five officer squad which saturates new high crime "hot spot" areas as they appear. These units will be used primarily by MPD Team 4 and MPD Crime Prevention Teams but will also be shared with SCAT and the Sheriff's Department. Last but not least, the Macon Police Department's AmeriCorps Cadet Program staffs four neighborhood Crime Prevention Offices located in public housing neighborhoods (Anthony Homes, Mounts Homes, Markwalter, and Bloomfield Way) with twenty full time AmeriCorps Cadets and a supervising officer. In all these cases, the city gains good buildings in a convenient location at a token price, while we gain still more police services on behalf of our residents.

The current City contribution to the SCAT Team consists of the salaries and benefits for three officers, an investigator/intelligence officer, and a full-time Sergeant. The City will also pay salaries and benefits for the three field placement officers assigned to SCAT. In addition, the City of Macon pays all operating costs, including the provision of vehicles, full vehicular equipment, uniforms, sidearms, and all other operating expenses for all of the City paid officers described above, as well as for the six SCAT officers paid through the Public Housing Drug Elimination Program. MHA has used PHDEP funds to contract with the City to expand the SCAT Unit by six additional officers. In addition, we used PHDEP funds to pay a 10% salary supplement above base pay for all members of the team, both for the six officers funded through PHDEP and four officers and the Sergeant funded by the City. This is an extraordinary commitment by City government and we hope that HUD will recognize it as such.

The SCAT Unit devotes 100% of its time to the PHDEP contract. As we have already documented, the result of effective law enforcement and other anti-drug activities has been to drive much of the drug trade off of PHA owned premises and onto immediately contiguous properties. For this reason, SCAT must also work the contiguous streets and, in fact, makes many of its drug arrests in those locations. For this reason, SCAT spends approximately 85% of their time actually on public housing premises but 100% of their time working for their direct benefit.

Our agreements with the city and county require a complete log or activity form which enables us to collect, analyze and report the activities of all officers funded through the PHDEP program. This enables us to analyze actual police officer activity, not just hours of work. In summary, the baseline of services provided by the City in compliance with the Cooperation Agreement consists of the normal services provided by the four regular zone teams plus specialized units, of which MHA gets much more than its share.

Concerning the county's responsibilities under the Cooperation Agreement, the Bibb County Sheriff's Department does not normally have law enforcement responsibilities within the City limits, except for the operation of the City-County Drug Squad. Nevertheless, the Sheriff's Department has given us a phenomenal level of support. Retired Sheriff Ray Wilkes, the dean of his profession in Georgia, made a pledge not to abandon us to the drug dealers and he kept it. Sheriff Wilkes and Major Singleton, the Drug Squad leader, attended Resident Association meetings and worked with MHA management to identify and saturate drug hot spots. Although the Macon Housing Authority makes a cash contribution of \$30,000 per year from our own operating funds, we get all of the services we are entitled to under the Cooperation Agreement, the extra services we pay for and sometimes more.

#### **EXTENT OF PARTICIPATION IN LOCAL, STATE OR FEDERAL ANTI-DRUG RELATED CRIME EFFORTS AND COORDINATION WITH LOCAL, STATE AND FEDERAL LAW ENFORCEMENT ACTIVITIES.**

The Macon Housing Authority's PHDEP program is thoroughly coordinated with all levels of State, federal and local law enforcement. This coordination had its origins in the Mayor's Leadership Council on Drugs, of which the Housing Authority was a charter member. The Leadership Council brought together all levels of law enforcement, along with many cooperating agencies. Our purpose was to monitor our joint efforts on the accomplishment of our strategic plan for the reduction of drugs.

Using the Leadership Council as a departure point, we have developed and have maintained close relationships with the entire range of law enforcement agencies. This has led to unprecedented cooperation and joint programming. The relationship with the City Police Department and Bibb County Sheriff's Department is well documented in TAB 9 and earlier in TAB 10. Following are some additional examples:

1. The U. S. Attorney's Office and the U.S. Marshal's Service worked with Macon Housing Authority leasehold asset forfeiture demonstration in 1990. This demonstration program used RICO statutes to seize the leasehold interest of public housing residents who were using their apartments for drug trafficking purposes. Federal Judge Wilbur Owens heard the case in U. S. District Court and found on behalf of the Housing Authority.
2. The U. S. Attorney and his Chief Assistants have met on several occasions with Housing Authority staff to discuss joint strategies, particularly with regard to supporting "Weed

and Seed" operations. The U. S. Attorney has taken several developments to examine crime conditions.

tours of Macon Housing Authority

3. The Macon Housing Authority cooperated with the U. S. Attorney's Office, the FBI, the DEA, the Internal Revenue Service and local law enforcement in the task force that arrested, prosecuted and secured a life sentence for local drug kingpin Jerry Anderson.
- 0 4. The Georgia Bureau of Investigation is also an active partner. The GBI assisted us with a special task force that drove the "Insane Crips" gang out of Oglethorpe Homes.
29. The Macon Housing Authority has enjoyed a successful working relationship with the Drug Enforcement Administration with the U. S. Department of Justice. They are an excellent source of technical information and consultation, helping us to locate resources on several occasions.
6. The State of Georgia Public Safety Training Center in nearby Forsyth, Georgia has proven to be a great resource. The GPSTC uses facilities in our neighborhoods for field training of officers from across the State. In return, they make their instructors and training facilities available to our staff and our resident groups for a variety of drug education programs.

We use a variety of means to maintain these cooperative relationships. One of the most important is our regular monthly security meeting which brings together MHA management staff with Police and Sheriff's Department representatives. When needed, representatives of special units within the Police and Sheriff's Departments are brought in. All of the agencies mentioned above are also invited as needed. In these meetings, and in many less formal, we assess neighborhood situations, share intelligence and plan strategies.

**Advisory Board Meeting**  
**October 9, 2000**  
**2:30pm**

Mr. Hiscox called meeting to order and explained the reason for the called meeting. There were no major changes but felt it necessary to show changes that are being made concerning Capital funding. A study needs to be completed for major modernization at Tindall Heights.

Noted changes: Management Improvement

- Consultant cost for Marketing, Financing, and Feasibility study for transformation of Tindall Heights.
- Consultant cost for Developing Site Level management Performance Evaluation System.
- Upgrade Computer System for Wide Area Network.
- Consulting Cost for development of HopeVI application.

**Debra Kleckley**

Q: Will a new study have to be done to reapply for Hope VI?

**John Hiscox**

A: Yes – The building designs were not acceptable. We may be able to use some of the information from our previous Hope VI application.

**Debra Kleckley**

Q: What is Minority Business Enterprise?

**John Hiscox**

A: We are looking at hiring a local firm to set up a database for minority business that MHA can conduct business with. The Housing Authority, City, County, and Board of Education can all use this database for a combination or resources.

**Debra Kleckley**

Q: Why is it that Macon Housing Authority, Renaissance Housing, and the City of Macon seems to be doing the same thing? Why can't Renaissance focus on building and Macon Housing Authority focus on low-income housing?

**Michael Colbert**

A: We're trying not to duplicate resources and services. We're working to prevent our partners from providing the same services. This has also been discussed by our Board of Commissioners.

**John Hiscox**

A: We want to create one office where small business owners can come in and apply for or register for different contracts with Macon Housing Authority, City of Macon, the County, and the Board of Education.

**Rosetta Lundy**

Q: Can we add back doors to the units at Pendleton Homes?

**John Hiscox**

A: No – not able to put this into modernization plans.

**Brenda Anthony**

Q: Do we have all loose ends tied?

**John Hiscox**

Yes – we have added more things like management improvements and physical improvement items.

**Brenda Anthony**

Q: Will we have the money to do what “we residents” want done?

**John Hiscox**

A: We’re in good shape; MHA should have needed funds. The one big problem is what to do with Tindall. If plans work out 5 or 6 years from now Tindall Heights will be the main focus.

**Delores Ryder**

Q: This plan for Tindall Heights has been in the works for years, what changes have Macon Housing Authority made in Tindall Heights? I haven’t seen any.

**John Hiscox**

A: We’ve replaced furnaces, changed appliances and new roofs have been done. We’re trying to evaluate whether to renovate or tear down Tindall Heights.

**Brenda Anthony**

Q: How long does it take to complete the study?

**John Hiscox**

A: 6 months to a year.

**Delores Ryder**

Q: About 3 years ago, we discussed plans for Tindall. Now we’re talking about it again. What’s the problem?

**John Hiscox**

A: Pendleton was first phase, then Oglethorpe, now Tindall Heights. We don't want residents to think that MHA is pulling punches or making changes. The Housing Authority will gladly go back and pull paperwork to discuss previous plans.

**Tracy Barlow**

Q: If the feasibility study at Tindall says we should spend x amount of money on remodeling, then we'd take necessary steps. But we will not use the money to renovate if it isn't feasible.

**John Hiscox**

A: We spent \$40,000.00 per unit at Anthony Homes. To make the apartment larger at Tindall Heights we may take out 2 of the 8 units and turn them into 6 unit apartments. If we spend more money to renovate Pendleton, Tindall's time schedule may be moved back.

**Dorothy Murry**

Q: I heard Mercer University is going to buy Oglethorpe Homes.

**John Hiscox**

A: Not true – all rumors. Mercer is looking for ways to improve the surrounding Community.

**Lillie Anderson**

Q: Will apartments be made larger?

**John Hiscox**

A: We may take the very small upstairs apartments and use them for extra bedrooms in the adjoining apartment.

**Brenda Anthony**

Q: What is vacancy reduction?

**John Hiscox**

A: Macon Housing Authority is looking into hiring additional workers to aid in reducing vacancy.

**Florence Wood**

Q: McAfee's renovations are very pretty. Can we get the garden spot cleared for flower planting?

**John Hiscox**

A: Mr. Colbert will take care of it. Once you talk with the Resident Association to see what they want to do with it.

**Florence Wood**

Q: Can we get a pool?

**John Hiscox**

A: No. (Noting that the question was asked with harmonious intent).

**Michael Colbert**

We'll have the garden area taken care of.

**Tracy Barlow**

We will put a separate building to store gasoline, lawn mowers, etc. at McAfee Towers. Not properly storing these items is a violation.

**Annie Walker**

Q: Will you eliminate 1 bedrooms at Tindall Heights?

**John Hiscox**

A: We are not sure what will be done. We will wait on the feasibility report. We will probably have some 1 bedrooms. We will probably end up with fewer apartments therefore, some people can't move back.

**Wylene Freeman**

Q: Why don't we have dryer connections?

**John Hiscox**

A: The architect couldn't come up with a way to do it at Murphey. Anthony has them. The area was too small at Murphey. We're getting better & better with modernization.

**Laura Wallace**

Q: Why don't we have to pay to put up and remove ceiling fans?

**John Hiscox**

A: Residents have to pay for it. However, the fee has been lowered. It used to be \$70.00 now its \$35.00 to put up and \$35.00 to take down ceiling fan. The Housing Authority has to hire an electrician for this service and the residents have to pay for half of it. Most privately owned apartments do not allow residents to install ceiling fans.

**Lillie Anderson**

Q: If you have a ceiling fan already and need it replaced, how much is it?

**John Hiscox**

A: \$35.00 But, if electrician offers a discount, then MHA will pass it on to the residents.

**Dorothy Murry**

Q: Will residents get ice dispenser in refrigerator?

**John Hiscox**

A: No, it is not cost efficient due to high maintenance. When we do major modernization, it could include another nice item – maybe wall-to-wall carpet.

**Barbara Josey**

Q: Will screens, refrigerators, and stoves be replaced at Murphey like they were at Tindall?

**John Hiscox/Mohan**

A: We will replace refrigerator every 12 years; money is allocated for new ranges & refrigerators next year – 2001 at Murphey.

**Dorothy Murry**

Q: Toilet running slow, then fast; has called several times; maintenance took commode up, called plumber.

**John Hiscox**

Asked resident to call in again and tell repair center that toilet won't stop running.

**Annie Walker**

Q: Are we responsible for any dents or damages in appliances when maintenance brings them in? I got scratches on the wall, door, etc.

## **SUMMARY OF RESIDENT MEETING**

**AND**

## **PUBLIC HEARING**

### **Capital Fund Program for FFY 2001**

- **ADVANCE MEETING FOR RESIDENTS:**
  - Inter-Neighborhood Resident Association and Resident Advisory Board Meeting was held on October 2, 2000 at 10:00 A.M. with resident leaders, Macon Housing Authority's staff and duly elected resident Presidents of Neighborhoods. The Capital Fund Program for FFY 2001 with five-year plan budget revision for FFY 2000 was discussed and input received from all present. The FFY 2001 CGP Annual Statement, five year plan and budget revision for FFY 2000 as presented was approved and any comments received were answered by the Authority. (A copy of the minutes is attached as Exhibit "A")
  - A Notice was sent to all residents. A resident Meeting was held on October 9, 2000 at 2:30 P.M. with residents. This meeting was open to all residents and duly elected resident councils. All questions and issues raised in the meeting were answered by the Authority and considered. (Copy of minutes is attached as Exhibit "B")
- **PUBLIC HEARING**
  - A Public Notice was issued and advertised in the local newspaper. A Public Hearing was held on October 9, 2000 at 4:00 P.M. All issues raised in this meeting were considered. (A copy of the minutes is attached as Exhibit "C")

## **FFY 2001 Capital Fund Program**

Advisory Board Meeting and Inter-Neighborhood Resident Association Meeting held on October 2, 2000.

This meeting was held to review the Agency's Plan, Component 7 Capital Fund for FFY 2001 and revised Action Plan for FFY 2000. A copy of the draft summary and the detailed plan for FFY 2001 and the revised Action Plan for FFY 2000 was provided to each member also covering Five-Year Action Plan for Capital Fund Program. The list of attendees is attached herewith.

It had been originally planned that the Advisory Board would meet prior to the Inter-Neighborhood Resident Association Meeting to review the Plans and give recommendations to the latter group. However, the attendance for the Advisory Board was very high and included the officers who make up the voting membership of the Inter-Neighborhood Resident Association. Therefore, it was agreed among the participants to consolidate the meetings into one.

Mr. John Hiscox welcomed the Board members and each attendee introduced himself or herself.

Mr. Hiscox mentioned that the Macon Housing Authority will be preparing the Agency Plan for FFY 2001, which includes several component parts such as Administration, Operations, Capital Funds, etc. Today we are here to discuss the Capital Funds component of the Agency Plan. Mr. Hiscox emphasized the importance of resident input in preparing the Agency Plan. Each of the members was provided with a copy of Capital Fund Program to include FFY2001 Action Plan and the Five-Year Action Plan on the format prescribed by HUD. Also, a copy of the

Revised FFY 2000 Action Plan was provided. Mr. Hiscox stated that this plan and revision will be discussed with the Board of Commissioners at the Board Meeting on October 12, 2000.

Mr. Hiscox stated that our comprehensive modernization philosophy stayed the same but we have now modernized all our older developments once. The development was Anthony Homes, which was recently completed. We are in the process of doing medium level modernization work at Pendleton Homes spending between \$10K to \$15K per unit. At this stage, we would like to examine our oldest developments again and determine which ones need attention. At Oglethorpe, we wanted to demolish and reconstruct using Hope VI funding. We may apply again next year for Hope VI funding for demolition and/or reconstruction. Bowden Homes, Murphey Homes & Felton Homes are okay. This leaves Tindall Heights, which requires attention. Tindall Heights has lesser chance to get redevelopment funding under Hope IV program. We don't want to demolish Tindall, as we don't have resources to replace approximately 400 units.

Mr. Hiscox stated that we do not have the information needed to make a good decision about a second modernization of Tindall. We need to examine all of the physical alternatives including demolition, shallow modernization and radical "HOPE VI" type modernization. If the decision involves major expenditure, we must also be sure that there would be sufficient market demand for the units over the long run. To answer these questions, we propose to do a feasibility study this year, followed by execution next year and thereon.

If the feasibility study warrants it, our plan for Tindall is to overhaul all buildings with complete transformation of buildings inside and outside. We hope to create high quality housing, with the possibility of air conditioning and carpeting. We would look at elimination of upstairs one-bedroom units, enlarging smaller bedrooms into large bedrooms by converting units and radical transformation of exterior of building, landscaping, etc. This would consume most of Capital Fund Resources for the next five years.

To accomplish this, we have to submit our plan to HUD with five year projections, the Architect will come up with ideas and feasibility study, residents will be consulted, Board of Commissioners to approve this idea and the Mayor of City of Macon to endorse this plan. This plan is being presented to you first before taking further steps outlined above for implementation.

Additionally, we are revising our FFY 2000 Action Plan by deleting funding for Oglethorpe Homes. We are also asking for funding for catch-up type of items, such as, additional money for partial modernization of Pendleton homes, installation of heavy-duty window screens in all neighborhoods and renovation of Central Maintenance Building. etc.

Modernization Coordinator Mohan Aggarwahl and Technical Services Director Tracy Barlow went over the package containing the FY 2001 Plan and the Five-Year Action Plan. They also, went over the original FFY 2000 Plan as submitted to HUD and the proposed revisions. Connie Smith stated the Rome Housing Authority recently done modernization work to one of their developments, which was similar to Tindall Heights. They changed the exterior and installed porches, vanities in baths and no wax vinyl tile flooring. Other improvements included landscaping, cul-de-sacs at the dead end streets, octagonal shaped windows, etc. which changed the complete outlook of the public housing.

Mr. Hiscox responded that we will visit other Housing Authorities who have done similar modernization that we are proposing at Tindall Heights and residents will be invited to visit. Mr. Hiscox emphasized again that we're only going to get one chance to do it right as a large amount of money and resources is required for this major undertaking.

Mr. Hiscox asked the members for their input in this plan. Considerable discussion followed, principally on the plans for Tindall Heights. At the conclusion of the discussion, Mr. Hiscox reminded the group that they had been designated by the Inter-Neighborhood Resident Association to make recommendations on the Plan. By unanimous vote, the Advisory

Board/Inter-Neighborhood Resident Association participants voted to endorse submission of the Plan as presented.

The Advisory Board is the designated group of residents to approve the Agency Plan. This group voted and everybody endorsed this plan and ratified the action.

With this, the meeting is adjourned.

## **Advisory Board Meeting October 2, 2000**

### **John**

#### **I. Discussed Annual Agency Plan**

##### 1. Capital Fund Program

- Most resources at Tindall Heights
- Major overhaul – reconfiguration
- Transformation – Tindall Heights
- Requires Capital Funds 4/5 Years
- Eliminate some one bedroom apts.
- Other neighborhood work goes without being done

### **Next Year**

2. Plan for Feasibility study at Tindall Heights
3. Stainless Steel Security Screens all neighborhoods
4. An attached sheet identifies our Capital Grant Program (2000 to 2005)
5. Draft letter has also been written for why we should renovate Tindall/vs/demolish Tindall
6. Small discussion on replacement window screens
7. Mohan Highlighted 5 year capitol, Grant Plan, and allowed Residents to ask questions.

### **Ms. Anderson**

Resident stated she believes we should keep Tindall Heights.

### **Mr. Hiscox**

Discussion on reason MHA believes we should keep Tindall Heights.

### **Ms. Pitts**

Stated she likes the plan for Tindall Heights, but she can not make comment for the residents.

**Residents from Anthony Homes**

Commented that one bedroom in Anthony are really too small.

**Connie Smith**

Stated that Rome Housing Authority changed windows ext and octagon shaped window in apt., porches, etc.

Residents agreed to go visit other Housing Authorities for the purpose of new ideas should we decide to keep Tindall Heights.

A question to residents: Are you OK with revising the year 2000 Agency Plan?

\_\_\_\_\_ Answer: **O.K**

\_\_\_\_\_ The Advisory Board also endorsed the outlined Capital Grant Plan.

• **Reviewed Pet Policy**

1. Residents set deposit at \$350.00
2. Monthly fee is \$20.00 unless HUD makes us go to lesser amount
3. Dogs, cats, fish, and birds ONLY!

**Advisory Board  
October 2, 2000  
10:00am**

- Welcome (John Hiscox)
- Neighborhood introduction
- Capital Funds (John Hiscox)
- PHAS Inspection (Tracy Barlow/John Hiscox)
- Pet Policy (Mike Colbert)
- Fire (Mike Colbert)

**Inter Neighborhood Resident Association, Inc  
Call Meeting  
Central Office  
October 2, 2000 11:00am**

**Welcome**

**Debra Kleckley, President  
InterNeighborhood Resident Association**

**Invocation/Grace**

**Betty Bivins**

**Capital Funds**

**John Hiscox, Executive Director  
Macon Housing Authority**

**PHAS Inspection**

**Pet Policy**

**Michael Colbert  
Director of Housing**

**Fire**

**Business Meeting**

**Secretary's Report**

**Brenda Anthony**

**Treasurer's Report**

**Edna Lester**

**Old/Unfinished Business**

- **Volunteers for GAHRA Basketball Tournament**
- **Annual Fall Trip**
- **Printer for INRA Office**

**New Business**

- **Nomination officers 2001**
- **John Whitehead Day November 21, 2000**
- **Fundraiser**
- **Ad-Hoc Committee 2000/2001**
- **Breast Cancer Project**

**Resident Association Update**

**Connie Singleton**  
**Resident Organization Specialist**

**Announcements**

**Pendleton Homes Host for November 15<sup>th</sup>  
meeting**

**Social Hour Hosted by Macon Housing Authority**

**Advisory Committee**  
**October 2, 2000**

Present:

15 Resident Leaders

4 Staff Members

**Agency Plan Incorporates:**

- Major policies, spending/capital plans
- Major shift is how the capital fund is done. Advisory Committee is learning and having discussion, even before Board.

**Modernization –**

- Time to look at older developments
- Modernize. Demolish or what? \$10-\$12,000 per unit (mod lite)  
Pendleton

- Bowden, Felton, Tindall after Oglethorpe (Hope 6) & Pendleton's mod light
- Tindall is huge and represents an enormous challenge; Tracy and Mohan will present plan; has less potential for redevelopment than Oglethorpe; obsolete

#### **4-5 years Proposed Plan**

- Pour most of capital funds resources into Tindall, a major overhaul – same sight same building with a complete transformation
- Eliminate upstairs units
- Redesign floor plans – 3 bedrooms to 2 bedrooms
- Radical exterior changes / air conditional

#### **What price do we pay?**

Many other capital fund projects get on back burner for a while.

- 1<sup>st</sup> step – figure out a plan via feasibility study
- 2001 – Capital funds used to catch up on pending needs – window screens, maintenance expansion
- 2002 – 20005 – Directed toward Tindall's renewal
- Too big to demolish thus less likely to be viewed as feasible for Hope VI; little infrastructure
- Tindall would lose 2.5 million per year with demo
- Meetings scheduled with residents
- Must consult politicians
- Feedback from several members of Advisory Committee thought the Tindall modernization idea was good

#### **Connie Smith**

- Shared some things that Rome Housing Authority had done to completely change a neighborhood's physical appearance
- John stated that we might need to take a bus group to see such sites
- Tracy asked the group to vote to accept the Capital Plan outline
- Interneighborhood Associate voted last meeting to become the working committee for the Agency Plan

#### **John reviewed the Proposed Pet Policy in detail**

Resident approved the following fees:

\$350 – deposit

\$20 – monthly payments / not less than \$10

Michael Colbert asked leaders to please talk and remind other residents about increasing incidents of fires. Ms. Lester asked about the required height for fire alarm boxes.

Children at Granny House can reach them.

John asked Tracy to look into the placement standard, to see if they can be placed higher.

John briefly addresses PHAS inspections and the problems that PHAS system is imposing on HA. The inspections are nit picky, e.g. housekeeping, cracks in sidewalks, etc. He encouraged resident leaders to encourage others in meetings, etc. To help us meet PHAS standards and pass and to reply to resident surveys that HUD would be sending.

Adjourned at 11:46

III.(c)--TAB 4

SCAT TEAM OPERATION

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will contract with the City of Macon Police Department to provide a fourteen officer specialized criminal apprehension team (SCAT) unit to provide "community oriented policing" in all MHA neighborhoods. These services are above and beyond the baseline of services provided by the City of Macon Police Department. Requested funding will cover nine months of SCAT operations beginning October 1, 2002.

**FUNDS REQUESTED:** \$196,443

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	PHDEP	OTHER
10% Supplement paid to 11 person SCAT Unit	<u>\$23,462</u>	<u>\$0</u>
<u>Total Personnel</u>	\$23,462	\$0
<b>b. Fringe Benefits</b>		
FICA on SCAT Supplement	<u>\$1,877</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$1,877	\$0
<b>c. Travel</b>		
Training	<u>\$1,750</u>	<u>\$0</u>
<u>Total Travel</u>	\$1,750	\$0
<b>d. Equipment</b>		
Cellular Phones	\$1,000	\$4,200
Beepers	<u>\$500</u>	<u>\$1,980</u>
Computer, VCR, camera	\$3,813	
<u>Total Equipment</u>	\$5,313	\$6,180

02-Apr

**III.(c)--TAB 4**

**e. Supplies**

Office/Copier Supplies for Tindall & Pendleton Precincts	<u>\$3,479</u>	<u>\$0</u>
<u>Total Supplies</u>	\$3,479	\$0

**f. Contractual**

5 City of Macon Police Officers 1 Sgt. & 4 Privates	\$0	\$201,602
6 City of Macon Police Officers - Privates	\$160,562	\$0
3 City of Macon Police Officers - Field Placement	<u>\$0</u>	<u>\$81,900</u>
<u>Total Contractual</u>	\$160,562	\$283,502

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

Direct expenditures by City of Macon in support of SCAT	\$0	\$111,340
Cost of deprogrammed rental units assigned to Macon Police Department at Tindall, Oglethorpe, Pendleton, Mounts, Markwalter, Bobby Jones, Bloomfield, Davis, and Anthony	\$0	\$30,037
General Liability	<u>\$0</u>	<u>\$10,000</u>
<u>Total Other</u>	\$0	\$151,377

<b>i. Total Direct Charges</b>	\$196,443	\$441,059
(No indirect charges authorized)		\$45,596
		\$394,842

III.(c)--TAB 4

**SHERIFF'S DEPARTMENT  
JOINT CITY-COUNTY DRUG SQUAD**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will contract with the Bibb County Sheriff's Department for the services of experienced drug squad officers. These services, which are in excess of those normally provided by Bibb County, will enable us to focus experienced drug officer manpower in a tactically expedient manner as hot spots appear in our neighborhoods. MHA will contract for 2,080 hours of this service at \$19.40 per hour for a twelve month period beginning October 11, 2002.

**FUNDS REQUESTED:**        \$20,000

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	PHDEP	OTHER
950 hrs x19.40 hr.	<u>\$18,430</u>	<u>\$10,088</u>
<u>Total Personnel</u>	\$18,430	\$10,088
<b>b. Fringe Benefits</b>		
FICA	<u>\$1,570</u>	<u>\$807</u>
<u>Total Fringe Benefits</u>	\$1,570	\$807
<b>c. Travel</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Travel</u>	\$0	\$0
<b>d. Equipment</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Equipment</u>	\$0	\$0

**III.(c)--TAB 4**

**e. Supplies**

	<u>\$0</u>	<u>\$0</u>
<u>Total Supplies</u>	\$0	\$0

**f. Contractual**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Contractual</u>	\$0	\$0

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Other</u>	\$0	\$0

**i. Total Direct Charges**

\$20,000	\$10,895
	(MHA)

III.(c)--TAB 4

**MHA FUNDED PHYSICAL IMPROVEMENTS TO ENHANCE SECURITY**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will make physical improvements to develop and refine the security aspects of its buildings and sites. These include site improvements designed along "defensible space" principles such as fencing. Macon Housing Authority will continue its special fast response graffiti removal program to deprive street gangs of their "territory marking" capability. The Authority will also continue systematic upgrading of exterior lighting with resident input. This entire amount will be paid from the Macon Housing Authority Nonroutine Budget and Comprehensive Program Grant. It is shown as local contribution.

**FUNDS REQUESTED:** \$0

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Personnel</u>	\$0	\$0
<b>b. Fringe Benefits</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$0	\$0
<b>c. Travel</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Travel</u>	\$0	\$0
<b>d. Equipment</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Equipment</u>	\$0	\$0

**III.(c)--TAB 4**

**e. Supplies**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Supplies</u>	\$0	\$0

**f. Contractual**

Fencing for Security Purposes (All Neighborhoods)	\$0	\$0
Ongoing Security Lighting	\$0	\$0
Fast Response Graffiti Removal	<u>\$0</u>	<u>\$20,000</u>
<u>Total Contractual</u>	\$0	\$20,000

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Other</u>	\$0	\$0

**i. Total Direct Charges**

\$0	\$20,000
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(No indirect charges authorized)

(MHA)

III.(c)--TAB 4

**"TEAMWATCH" MODIFIED TENANT PATROL/  
ENHANCED NEIGHBORHOOD WATCH**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will directly operate the "TeamWatch" Modified Tenant Patrol/Enhanced Neighborhood Watch program. The extremely active level of reconnaissance and reporting requires a high level of commitment, training and support. For this reason, PHDEP funds are used for the Neighborhood Crime Prevention Specialist, whose duties include assisting Resident Associations with the recruitment, training, daily monitoring, support and evaluation of the "TeamWatch" Modified Tenant Patrol/Enhanced Neighborhood Watch program. The Neighborhood Crime Prevention Specialist also assists with other anti-crime/anti-drug community organization activities. Additional budget support is requested for listed support services. Funding is requested for a nine month period beginning October 1, 2002.

**FUNDS REQUESTED:** \$43,584

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
Neighborhood Crime Prevention Specialist	<u>\$24,377</u>	<u>\$0</u>
<u>Total Personnel</u>	\$24,377	\$0
<b>b. Fringe Benefits</b>		
Employee Benefits	<u>\$7,313</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$7,313	\$0
<b>c. Travel</b>		
Training	\$1,000	\$0
Mileage	\$494	\$0
Travel to Training Seminars	<u>\$0</u>	<u>\$650</u>
<u>Total Travel</u>	\$1,494	\$650

### III.(c)--TAB 4

#### d. Equipment

Pager rental for coordinator and monitors' law enforcement contacts (11 @ \$20 x 9 months)	<u>\$0</u>	<u>\$1,980</u>
<u>Total Equipment</u>	\$0	\$1,980

#### e. Supplies

Supplies	<u>\$500</u>	<u>\$0</u>
<u>Total Supplies</u>	\$500	\$0

#### f. Contractual

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Contractual</u>	\$0	\$0

#### g. Construction

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

#### h. Other

Telephone service for Monitors 55 Monitors x \$20 x 9 mos	\$9,900	\$0
Insurance (General Liability)	<u>\$0</u>	<u>\$500</u>
<u>Total Other</u>	\$9,900	\$500

<b>i. Total Direct Charges</b>	\$43,584	\$3,130
(No indirect charges authorized)		(MHA)

III.(c)--TAB 4

TRUANCY

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will contract with the Bibb County Board of Education to conduct a special truancy prevention program targeted directly at the children and youth in public housing neighborhoods. PHDEP funds are requested to fund a portion of one truancy officer, with the remaining funds coming from Comprehensive Grant Program. The Board of Education will supply a second truancy officer, the program supervisor and all administrative and operating expenses. Funding is requested for a twelve month period beginning July 1, 2002.

**FUNDS REQUESTED:** \$35,000

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	PHDEP	OTHER
Truancy Officers (2)	<u>\$26,900</u>	<u>\$26,900</u>
<u>Total Personnel</u>	\$26,900	\$26,900
<b>b. Fringe Benefits</b>		
Employee Benefits	<u>\$8,100</u>	<u>\$8,100</u>
<u>Total Fringe Benefits</u>	\$8,100	\$8,100
<b>c. Travel</b>		
3200 miles @ .32	<u>\$0</u>	<u>\$1,024</u>
<u>Total Travel</u>	\$0	\$1,024
<b>d. Equipment</b>		
Vehicles (2)	\$0	\$42,000
Computer for data entry	<u>\$0</u>	
<u>Total Equipment</u>	\$0	\$42,000



III.(c)--TAB 4

**MACON-BIBB COUNTY HEALTH DEPARTMENT  
INTERVENTION/RESIDENT ASSISTANCE PROGRAM**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will contract with the Macon-Bibb County Health Department to provide an innovative intervention program based on the proven model of the "employee assistance" programs offered by industry. The program is operated by a Resident Assistance Case Manager who is an experienced substance abuse counselor. The Case Manager is assisted by a two member part-time "Street Team" of recovering addicts who are trained as substance abuse counselors. They provide direct on-site counseling to those experimenting with drugs and education to at-risk non-users as the preferred way of avoiding addiction and the necessity of clinical treatment. An intense proactive education, counseling and treatment referral program is focused on users who desire to break their addiction.

The Resident Assistance Case Manager and the Street Team will make primary contacts with over one thousand people per year, generate at least 100 social services referrals, and obtain **treatment for 40 individuals at no cost to PHDEP.** Funds are requested for program operations covering the twelve month period beginning July 1, 2002

**FUNDS REQUESTED:** \$75,830

<b>Personnel:</b>	<b>PHDEP</b>	<b>OTHER</b>
a. No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Personnel</u>	\$0	\$0
<b>b. Fringe Benefits</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$0	\$0

**III.(c)--TAB 4**

**c. Travel**

Mileage 400 miles x 12 mos x 3  
Health Dept Staff .32 per mile \$4,608

Total Travel \$0 \$4,608

**d. Equipment**

Repair & Maintenance \$0 \$500

Total Equipment \$0 \$500

**e. Supplies**

Postage \$0 \$1,000

Printing/Publications \$0 \$5,000

Supplies \$0 \$1,000

Total Supplies \$0 \$7,000

**f. Contractual**

Contract with Board of Health for:  
Resident Assistance Case Manager  
(Salary & Fringe Benefits) \$33,800 \$0

2 Street Team Recovering Substance  
Abuse Counselors (Salary & Fringe  
Benefits) \$40,030 \$0

Total Contractual \$73,830 \$0

**g. Construction**

No Item \$0 \$0

Total Construction \$0 \$0

**III.(c)--TAB 4**

**h. Other**

Telecommunications	\$2,000	\$0
Office Space and Utilities at Pendleton Homes	<u>\$0</u>	<u>\$6,007</u>
<u>Total Other</u>	\$2,000	\$6,007

**i. Total Direct Charges** \$75,830 \$18,115

(No indirect charges authorized)

(12,106 Health Dept.;  
(6,007 MHA)

III.(c)--TAB 4

**SECURITY COORDINATOR**

**BRIEF PROGRAM DESCRIPTION** : Overall program administration and coordination is the responsibility of the Macon Housing Authority's Security Coordinator. The Security Coordinator also has direct management responsibility for the Macon Housing Authority's in-house "TeamWatch" Tenant Patrol/Enhanced Neighborhood Watch, lease enforcement and bar list programs.

The Security Coordinator maintains liaison with law enforcement, social services agencies, Resident Associations and the Authority's law firm, and supervises the Neighborhood Crime Prevention Specialist. Funds are requested for a nine month period beginning October 1, 2002.

The requested PHDEP funds are prorated to each program activity based on the ratios of direct PHDEP expenditures (58% to reimbursement of law enforcement, 23% to voluntary tenant patrol, 7% to drug prevention and 12% to intervention). The Coordinator is housed in the Housing Management Department, with space, equipment, secretarial support and an automobile being supplied from the Public Housing Operating Budget.

**FUNDS REQUESTED:** \$40,730

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
Security Coordinator	<u>\$31,500</u>	<u>\$0</u>
<u>Total Personnel</u>	\$31,300	\$0
<b>b. Fringe Benefits</b>		
Security Coordinator	<u>\$9,430</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$9,430	\$0

### III.(c)--TAB 4

#### c. Travel

Vehicle Operating Expense	\$0	\$1,000
Estimated Travel for Training	<u>\$0</u>	<u>\$705</u>
<u>Total Travel</u>	\$0	\$1,705

#### d. Equipment

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Equipment</u>	\$0	\$0

#### e. Supplies

Office Supplies	\$0	\$900
Supplies for Camera	<u>\$0</u>	<u>\$430</u>
<u>Total Supplies</u>	\$0	\$1,330

#### f. Contractual

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Contractual</u>	\$0	\$0

#### g. Construction

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

#### h. Other

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Other</u>	\$0	\$0

**i. Total Direct Charges** \$40,730 \$3,035

(No indirect charges authorized) (MHA)

III.(c)--TAB 4

**BOYS AND GIRLS CLUB YOUTH SPORTS PROGRAM**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority Boys and Girls Club Youth Sports Program is a comprehensive youth development program which combines team sports and general recreation with educational and cultural development. Following the proven model of Boys and Girls Clubs, the program is offered from centers at Tindall Heights and Davis Homes. Transportation is provided to make the program accessible to the other public housing neighborhoods. The Macon Housing Authority will subcontract the Youth Sports Program to the Boys and Girls Clubs of Central Georgia. Nearly 3,000 youth were served in previous two years. Funding is requested for a twelve month period beginning July 1, 2002.

**FUNDS REQUESTED:** \$109,500

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
Boys & Girls Clubs		
2 Unit Directors	\$48,113	\$0
2 Program Directors	\$28,888	\$0
2 PT Gym Aides	\$19,683	\$0
Administrative	<u>\$0</u>	<u>\$23,862</u>
<u>Total Personnel</u>	\$96,684	\$23,862
<b>b. Fringe Benefits</b>		
Benefits & Payroll Taxes	<u>\$7,251</u>	<u>\$7,159</u>
<u>Total Fringe Benefits</u>	\$7,251	\$7,159
<b>c. Travel</b>		
Boys and Girls Clubs		
Travel and Transportation	<u>\$0</u>	<u>\$3,500</u>
<u>Total Travel</u>	\$0	\$3,500
<b>d. Equipment</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Equipment</u>	\$0	\$0

**III.(c)--TAB 4**

**e. Supplies**

Boys & Girls Club		
Program Supplies	\$4,965	\$8,000
Awards, Recognition, & Supplies	\$0	\$1,500
Printing, Publication & Recreation	\$0	\$1,000
Food Expense	<u>\$600</u>	<u>\$0</u>
<u>Total Supplies</u>	\$5,565	\$10,500

**f. Contractual**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Contractual</u>	\$0	\$0

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

Boys & Girls Club		
Public Relations Volunteers & Services	\$0	\$1,000
Tutoring and Education Volunteers & Services	\$0	\$3,600
Scholarships	\$0	\$2,000
Insurance - Van	\$0	\$2,500
Insurance - Property	\$0	\$1,500
Telephone	\$0	\$1,400
Staff Training & Cert.	<u>\$0</u>	<u>\$3,500</u>
<u>Total Other</u>	\$0	\$15,500

<b>i. Total Direct Charges</b>	\$109,500	\$60,521
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(Boys & Girls Clubs)

III.(c)--TAB 4

**GRANNY HOUSE**

**BRIEF PROGRAM DESCRIPTION** : Granny House is operated by the Department of Family and Children Services in two specially prepared apartments located in the Murphey Homes public housing development. The Granny House is a support service to young mothers, primarily AFDC/TANF recipients living in or around public housing, who are receiving treatment for drug addiction. The Department of Family and Children Services provides for the operational costs of the Granny House, including a small stipend for the Grannies, and MHA provides the facilities.

**FUNDS REQUESTED:** \$0

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
Stipends for Grannies	<u>\$0</u>	<u>\$43,800</u>
<u>Total Personnel</u>	\$0	\$43,800
<b>b. Fringe Benefits</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Fringe Benefits</u>	\$0	\$0
<b>c. Travel</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Travel</u>	\$0	\$0
<b>d. Equipment</b>		
No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Equipment</u>	\$0	\$0

**III.(c)--TAB 4**

**e. Supplies**

Operations (food, diapers, etc.)	<u>\$0</u>	<u>\$43,800</u>
<u>Total Supplies</u>	\$0	\$43,800

**f. Contractual**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Contractual</u>	\$0	\$0

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

Deprogrammed Units at Murphey and Davis	<u>\$0</u>	<u>\$9,011</u>
<u>Total Other</u>	\$0	\$9,011

<b>i. Total Direct Charges</b>	\$0	\$96,611
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(\$9,011 MHA;  
\$87,600 DFCS)

III.(c)--TAB 4

**YOUTH/YOUNG ADULT EMPLOYMENT INITIATIVE**

**BRIEF PROGRAM DESCRIPTION** : The Macon Housing Authority will contract with the Middle Georgia Consortium, our local private industry council, to operate our Youth/Young Adult Employment Initiative. The Workforce Development office will provide a case manager. No PHDEP funds are requested for this one year program, beginning June 1, 2002.

**FUNDS REQUESTED:** \$0

**BUDGET ITEMS BY OBJECT CLASS CATEGORY (FROM SF-424A, SECTION B)**

<b>a. Personnel</b>	<b>PHDEP</b>	<b>OTHER</b>
Temporary full-time Case Manager	<u>\$0</u>	<u>\$24,500</u>
<u>Total Personnel</u>	\$0	\$24,500
<b>b. Fringe Benefits</b>		
FICA	<u>\$0</u>	<u>\$1,838</u>
<u>Total Fringe Benefits</u>	\$0	\$1,838
<b>c. Travel</b>		
Training and Meetings	\$0	\$867
Travel	<u>\$0</u>	<u>\$776</u>
<u>Total Travel</u>	\$0	\$1,643
<b>d. Equipment</b>		
Rental, Repair & Maintenance	<u>\$0</u>	<u>\$3,080</u>
<u>Total Equipment</u>	\$0	\$3,080

**III.(c)--TAB 4**

**e. Supplies**

Office & Assessment Supplies	<u>\$0</u>	<u>\$2,017</u>
<u>Total Supplies</u>	\$0	\$2,017

**f. Contractual**

Auditing and Payroll	<u>\$0</u>	<u>\$4,749</u>
<u>Total Contractual</u>	\$0	\$4,749

**g. Construction**

No Item	<u>\$0</u>	<u>\$0</u>
<u>Total Construction</u>	\$0	\$0

**h. Other**

Subsidizing Participant Wages	\$0	\$105,681
Advertising & Postage	\$0	\$740
Communications	\$0	\$1,752
Office Space & Utilities	\$0	\$4,396
Bonding & Insurance	<u>\$0</u>	<u>\$1,079</u>
<u>Total Other</u>	\$0	\$113,648

**i. Total Direct Charges**

\$0	\$151,475
-----	-----------

10,000 MHA;  
\$141,475 Workforce  
Development

MEMORANDUM FOR THE RECORD

MEMORANDUM FOR THE RECORD  
The Board of Directors has reviewed the information provided by the Board of Directors regarding the proposed acquisition of the Company by the Company. The Board of Directors has approved the proposed acquisition of the Company by the Company. The Board of Directors has approved the proposed acquisition of the Company by the Company.

MEMORANDUM FOR THE BOARD OF DIRECTORS

	2017	2018
A. Personnel		
- Full-time Employees	12	12
- Part-time Employees	10	10
B. Property		
- Real Estate	12	12
- Equipment	10	10
C. Intangible		
- Patents	12	12
- Trademarks	10	10
D. Other		
- Other Assets	12	12
- Other Liabilities	10	10

Item	Unit	Value
1. Total		100.00
2. Total		100.00
3. Total		100.00
4. Total		100.00
5. Total		100.00
6. Total		100.00
7. Total		100.00
8. Total		100.00
9. Total		100.00
10. Total		100.00
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19. Total		100.00
20. Total		100.00
21. Total		100.00
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78. Total		100.00
79. Total		100.00
80. Total		100.00
81. Total		100.00
82. Total		100.00
83. Total		100.00
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85. Total		100.00
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87. Total		100.00
88. Total		100.00
89. Total		100.00
90. Total		100.00
91. Total		100.00
92. Total		100.00
93. Total		100.00
94. Total		100.00
95. Total		100.00
96. Total		100.00
97. Total		100.00
98. Total		100.00
99. Total		100.00
100. Total		100.00