

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

**The Housing Authority of the City of Royston, Georgia  
GA090v01**

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

**PHA Plan  
Agency Identification**

**PHA Name: Royston Housing Authority**

**PHA Number: GA06P090**

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

**PHA Plan Contact Information:**

Name: **Jeanette B. Greer**

Phone: **706-245-7277**

TDD: **706-245-7278**

Email (if available): **rha@hartcom.net**

**Public Access to Information**

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

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

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

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

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

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

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

**PHA Programs Administered:**

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

# Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

## i. Table of Contents

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

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

### **Not Applicable**

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

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

The Housing Authority will continue to revise existing procedures & programs pursuant to HUD Final Rules. The Authority does not intend to otherwise revise any current policy or program. The Housing Authority will enforce it's policy to provide for deconcentration of poverty and encourage income mixing by bringing in higher income families into lower income developments and lower income families into higher income developments.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$321,535.00**

C.

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

D. Capital Fund Program Grant Submissions

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

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

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

The Capital Fund Program Annual Statement is provided as Attachment B

### 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description</b> (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: <b>Curry Homes</b>
1b. Development (project) number: <b>002</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>30/06/01</u></b>
5. Number of units affected: <b>5</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input checked="" type="checkbox"/> Public housing for <b><u>5</u></b> units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: <b>9/30/01</b> b. Actual or projected start date of relocation activities: <b>6/30/01</b> c. Projected end date of activity: <b>12/30/01</b>

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

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

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

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

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

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

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

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? **\$42,406.00**
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment **D**.

## 6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment **G**.
3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
  - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment **G**.
  - Other: (list below)

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

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

1. Consolidated Plan jurisdiction: **State of Georgia/Department of Community Affairs**
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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
  - Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The Consolidated Plan supports the PHA Plan of the Royston Housing Authority because the PHA Plan meets the priority outlined in the State of Georgia's Consolidated Plan to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

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

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

24 CFR Part 903.7(r)

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

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

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

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

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

## Attachment A

### Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) <b>For 2000</b>	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	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
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

**List of Supporting Documents Available for Review**

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







**Annual Statement/Performance and Evaluation Report**

**Attachment "B" (continued)**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>The Housing Authority of the City of Royston, Georgia</b>		Grant Type and Number Capital Fund Program #: <b>GA06P09050201</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Subsidy	1406		\$23,000.00				
	<u>Fees and Costs</u>							
GA090-1	<u>a. Architectural Fees</u>	1430.1		\$0.00				
GA090-2	Architect's fee to prepare bid and	1430.1		\$0.00				
GA090-3	contract documents, drawings	1430.1		\$0.00				
GA090-4	specification and assist the PHA	1430.1		\$10,000.00				
GA090-5	at bid opening, awarding the contract,	1430.1		\$7,000.00				
	and supervise the construction work on							
	A periodic basis.							
	Fee to be negotiated. Contract labor.							
GA090-1	<u>b. Consultant Fees</u>	1430.2		\$250.00				
GA090-2	Hire Consultant to assist with	1430.2		\$250.00				
GA090-3	preparation and submittal of required	1430.2		\$250.00				
GA090-4	Agency Plans. Fees to be negotiated.	1430.2		\$250.00				
GA090-5	Contract Labor.	1430.2		\$250.00				
	SUBTOTAL			\$18,250.00				

**Annual Statement/Performance and Evaluation Report**

**Attachment "B" (continued)**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>The Housing Authority of the City of Royston, Georgia</b>		Grant Type and Number Capital Fund Program #: <b>GA06P09050201</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>							
GA090-1	a. Replace deteriorated porch columns,	1460		\$106,285.00				
GA090-2	fascia and soffit.	1460		\$64,000.00				
GA090-3		1460		\$0.00				
GA090-4		1460		\$0.00				
GA090-5		1460		\$0.00				
GA090-1	b. Replace deteriorated windows, and	1460		\$0.00				
GA090-2	install vandal resistant screens.	1460		\$0.00				
GA090-3		1460		\$0.00				
GA090-4		1460		\$0.00				
GA090-5		1460		\$110,000.00				
	SUBTOTAL			\$280,285.00				
	GRAND TOTAL			\$321,535.00				

GA090-1 38 Units  
 GA090-2 16 Units  
 GA090-3 34 Units

GA090-4 42 Units  
 GA090-5 55 Units

**Annual Statement/Performance and Evaluation Report**

**Attachment "B" (continued)**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: <b>The Housing Authority of the City of Royston, Georgia</b>		Grant Type and Number Capital Fund Program #: <b>Ga06P09050201</b> Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: <b>2001</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA090-1	06/30/02			09/30/03			
GA090-2	06/30/02			09/30/03			
GA090-3	06/30/02			09/30/03			
GA090-4	06/30/02			09/30/03			
GA090-5	06/30/02			09/30/03			



## Capital Fund Program 5-Year Action Plan

## Attachment "C"

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.

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA090-1	Royston Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b><u>LARGE CAPITAL ITEMS</u></b>		
Install closet doors	\$38,000.00	Jan 1, 2004
Interior kitchen and bath exhausts	\$16,000.00	Jan 1, 2004
Replace ranges and refrigerators	\$28,000.00	Jan 1, 2004
Replace resilient floor tile and base	\$67,000.00	Jan 1, 2004
Non-Dwelling Equipment	\$25,000.00	Jan 1, 2004
Insulate and sheetrock interior walls	\$123,000.00	Jan 1, 2004
Install dryer connections	\$24,000.00	Jan 1, 2004
Mod used for development	\$5,000.00	Jan 1, 2005
<b>Total estimated cost over next 5 years</b>	<b>\$326,000.00</b>	

GA090-1 38 Units

## Capital Fund Program 5-Year Action Plan

## Attachment "C" (continued)

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.

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA090-2	Curry Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b><u>LARGE CAPITAL ITEMS</u></b>		
Install closet doors	\$16,000.00	Jan 1, 2005
Interior kitchen and bath exhausts	\$14,000.00	Jan 1, 2005
Replace ranges and refrigerators	\$19,000.00	Jan 1, 2005
Replace resilient floor tile and base	\$44,000.00	Jan 1, 2005
Insulate and sheetrock interior walls	\$66,000.00	Jan 1, 2005
Install dryer connections	\$8,000.00	Jan 1, 2005
Mod used for development	\$5,000.00	Jan 1, 2005
<b>Total estimated cost over next 5 years</b>	<b>\$172,000.00</b>	

GA090-2 16 Units

## Capital Fund Program 5-Year Action Plan

## Attachment "C" (continued)

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.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA090-3	Weatherly Homes & Thornton Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b><u>LARGE CAPITAL ITEMS</u></b>		
Re-roof all structures	\$50,000.00	Jan 1, 2005
Replace resilient floor tile and base	\$51,000.00	Jan 1, 2003
Mod used for development	\$5,000.00	Jan 1, 2005
<b>Total estimated cost over next 5 years</b>	<b>\$106,000.00</b>	

GA090-3 34 Units

## Capital Fund Program 5-Year Action Plan

## Attachment "C" (continued)

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.

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA090-4	Turner Homes & Gilbert Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<b><u>LARGE CAPITAL ITEMS</u></b>		
Replace lavatories, water closets, kitchen sinks & all fixtures	\$42,000.00	Jan 1, 2003
Replace kitchen cabinets	\$116,000.00	Jan 1, 2003
Replace ranges and refrigerators	\$31,000.00	Jan 1, 2003
Non-Dwelling Equipment	\$23,000.00	Jan 1, 2003
Install dryer connections	\$21,000.00	Jan 1, 2003
Install steel entry doors and frames and replace hardware	\$37,000.00	Jan 1, 2003
Mod used for development	\$5,000.00	Jan 1, 2005
<b>Total estimated cost over next 5 years</b>	<b>\$275,000.00</b>	

GA090-4 42 Units

## Capital Fund Program 5-Year Action Plan

## Attachment "C" (continued)

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.

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
GA090-5	Gaines Homess	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b><u>LARGE CAPITAL ITEMS</u></b>		
Replace water closets, lavatories and fixtures	\$31,000.00	Jan 1, 2002
Replace kitchen sinks, kitchen cabinets, range hoods & dryer connections	\$180,000.00	Jan 1, 2002
Install steel entry doors, utility room doors and install steel frames, screen doors and new hardware.	\$79,000.00	Jan 1, 2005
Replace flooring	\$110,000.00	Jan 1, 2002
Mod used for development	\$5,000.00	Jan 1, 2005
<b>Total estimated cost over next 5 years</b>	<b>\$405,000.00</b>	

GA090-5 55 Units

## Attachment “D”

### PHA 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.

#### Section 1: General Information/History

A. Amount of PHDEP Grant: \$42,406.00

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

C. FFY in which funding is requested: 2001

#### D. Executive Summary of Annual PHDEP Plan

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

The Royston Housing Authority Being Me and Drug Free Program consists of several elements which links it with success. Our objective is to strive for the residents to obtain and maintain healthy lifestyles. The organization captures the youth by involving them in daily after school programs and educational training for all individuals in the neighborhoods. The activities include: homework help, tutoring, drug prevention education, creative writing, recreation, family activities, self improvement classes, assistance to welfare to work residents, volunteer experiences and field trips that support and reinforce our goal of helping residents become more independent. Community policing is involved to provide reassurance that the residents are safe. This program is possible by establishing collaborative efforts with agencies and businesses within our county.

**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. Unit count information should be consistent with that available in PIC.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
Royston Homes	38	77
Curry Homes	16	36
Weatherly Homes	22	24
Thornton Homes	12	26
Turner Homes	23	26
Gilbert Homes	19	50
Gaines Homes	55	111

**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).

12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months  x

**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. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. 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	Grant Start Date	Grant Term End Date
FY 1995	\$0.00					
FY 1996	\$92,000.00	GA06DEP0900196	\$0.00	4/24/98		2/28/98
FY 1997	\$55,174.00	GA06DEP0900197	\$0.00	12/1/98		12/1/98
FY1998	\$55,200.00	GA06DEP0900198	\$0.00	n/a		5/31/00
FY 1999	\$40,689.00	GA06DEP0900199	\$23,228.50	n/a	12/14/99	12/31/01
FY 2000	\$42,406.00	GA06DEP0900100	\$42,406.00	n/a	1/01/2000	12/31/02

**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.

The **Being-Me and Drug-Free Program** benefits the entire community. The organization is striving to help produce functional, self supportive, and honest human beings. These achievements will be successful by accomplishing three major goals. The PHA is striving to provide safe and clean neighborhoods. Homework Helpers dedicates itself to molding youth into successful adults.

Education for all residents helps to obtain healthy lifestyles. These goals are evaluated by numerous evaluation devices – Teacher Surveys, See Me Survey, Neighborhood Surveys, and Pre-Post Test. The composition of the whole program is evaluated by in-kind services of the Franklin County Partnership.

## B. PHDEP Budget Summary

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

<b>FFY 2001 PHDEP Budget Summary</b>	
<b>Original statement</b> <input checked="" type="checkbox"/>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	42,406.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	42,406.00

**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>9115 - Special Initiative</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>9116 - Gun Buyback TA Match</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: \$0.00</b>		
<b>Goal(s)</b>		To provide safe havens for each of the seven housing communities.					
<b>Objectives</b>		Each neighborhood leader has a neighborhood watch sign placed in their yard and available for emergencies.					
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1. Neighborhood Watch	345	All 7 sites	1998	Continues	\$0.00	Incident reports provided by Royston Police Department.	
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
<b>Goal(s)</b>							
<b>Objectives</b>							
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDEP Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 42,406</b>		
Goal(s)	To develop honest, self sufficient and healthy human beings.						
Objectives	Homework helpers, educational workshops, GED Classes, Individual Case Management.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Admissions/Trips	90	All Residents	1/1/01	12/31/02	\$600.00	\$0.00	N/A
2. Coordinator & Assistants	N/A	N/A	1/1/01	12/31/01	\$35,000.00	\$0.00	N/A
3. Being me and Drug Free	90	Age 4-21	1/1/01	12/31/01	\$3,006.00	\$0.00	Homework helpers is provided 5 days a week, 3 hours per week.
4. Resident Transportation	166	Age 4-21	1/1/01	12/31/01	\$3,800.00	\$0.00	Provides transportation for all residents to activities, etc.
5. COPS Grant	345	All Residents	1/1/01	12/31/01	\$0.00	\$42,249.00	City of Royston provides one full time policeman to work in our housing communities.
6. Food Distribution	15	65 & over	1/1/01	12/31/01	\$0.00	\$1,000.00	Hart Co.Clothes Closet distributes food once a month.
7. Summer Lunch Program	100	Age 4-18	6/8/01	8/16/01	\$0.00	\$2,475.00	USDA sponsors lunch program to serve 90 youth for 10 weeks.
8. Summer Enrichment Program	85	Age 4-18	6/8/01	6/8/01	\$0.00	\$0.00	Ty Cobb Health Care Systems sponsors programs which will be 5 days per week for 12 weeks at 2 hr. intervals.
9. Reading Lab	35	Age 4-18	1/1/01	12/31/01	\$0.00	\$0.00	Students participate on assigned days for 2 hrs. once a week for 50 weeks.

<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	PHDEP 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.							

## Required Attachment E: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Louise Jones**

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

Elected

Appointed

C. The term of appointment is (include the date term expires): **One year - 9-30-2001**

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **9-30-01**

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

## **Required Attachment F: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Louise Jones  
Frances Little  
Mary Harper  
Elizabeth Teasley  
Sara Fuller  
Imogene Strange  
Minnie Hill  
Bobbie Rowe  
Nancy Boggs

All residents are invited and encouraged to participate and attend the meetings.

## **Required Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response**

The Resident Advisory Board communicated with residents and assisted families regarding the PHA Plan to determine their interests and needs. A draft of the PHA Plan, including required attachments and documents, was made available for inspection by the residents and the public 45 days prior to the public hearing. The PHA also conducted additional outreach via local media and agencies to encourage broad public participation in the PHA Plans.

The Housing Authority Board of Commissioners conducted a Public Hearing on September 26, 2000 @ 5:00 P.M. to discuss the PHA Plan and to invite the public to comment on the plan. The Hearing was conducted at the community room located at the main administrative offices of the authority to be convenient to the residents served by the LHA.

Recommendations made by the Resident Advisory Board centered around capital improvements and security. All recommendations have been incorporated into the Statement of Capital Improvements Needed; the 5-Year Plan and the Annual Plan. The PHA's Annual Plan is consistent with the goals and objectives of the PHA's 5-Year Plan.