

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006

Annual Plan for Fiscal Year 2002

Housing Authority of the City of Cedartown

**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: Housing Authority of the City of Cedartown

PHA Number: GA025

PHA Fiscal Year Beginning: (10/2002)

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 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is: (state mission here)

The Housing Authority of the City of Cedartown is a leader in providing affordable housing for all income levels. Our mission is to continue in this role through effective management, collaboration with community service providers and the citizens of Polk County to ensure that our residents achieve their highest potential and our families become productive members of our community.

B. Goals

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

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)

CEDARTOWN HOUSING AUTHORITY

GOALS AND OBJECTIVES

Goal Number One

Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to be more competitive with the open market.

OBJECTIVES

By March 2001, the Board of Commissioners will establish priorities for a marketing plan to remove the stigma from public housing through supportive marketing efforts and establishment of preferences that suit the residents of the city.

By March 2001, the Executive Director and Maintenance staff, in consultation with the Resident Advisory Board and neighborhood representatives, will draft and promote neighborhood improvement plans for each development.

By March 2001, the Executive Director will develop methods of enforcing model neighbor standards, marketing strategies and a marketing plan for future success.

By May 2001, the role of residents in achieving maximum neighborhood appeal will be established.

By June 2001, the Board, the Executive Director and the Maintenance Department will initiate, implement, and maintain a preventive maintenance and landscaping plan which includes upgrading the park and playground areas with seasonal flower planting and creating attractive and consistent signage for the properties.

Goal Number Two

The Cedartown Housing Authority will ensure staff members achieve personal career goals by promoting team spirit, improving job flexibility and increasing job responsibilities.

Objectives

The Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the staff.

By January 2001, the Executive Director and the staff will assess adequacy and current capabilities of the computer system, identify the need for cross and specialized staff training and develop a plan for such training.

By January 2001, the Executive Director will identify organizational needs such as staffing, adequate office space and storage. Subsequently, a method for recognizing outstanding employees will be identified.

The Maintenance Superintendent will establish and implement department standards which will dictate a tracked plan of improvement at all performance levels.

The Executive Director will identify sources of funding to improve employee services and support systems.

Goal Number Three

The Cedartown Housing Authority will investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

OBJECTIVES

The Board of Commissioners and Executive Director will work to protect the financial, re-development and expansion interests of the Housing Authority.

The Executive Director will enhance relationships with County and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the Authority's role in the community.

The Maintenance Superintendent will develop facilities management and maintenance patterns which ensure attractive curb appeal to establish respect from residents of the Community by June 2001.

By September 2001, the Executive Director will investigate redevelopment initiative partnership possibilities.

The Executive Director will use Capital funds from HUD and seek alternative funding sources to make improvements to its aging properties.

Goal Number Four

The Cedartown Housing Authority shall strive to achieve its potential as an organization.

Objectives

By September 1999, a communication process between the Executive Director and the Resident Advisory Board will have been established.

By June 2000, the Board of Commissioners and the Executive Director will develop a communication process for the timely sharing of information, plans and future programs.

By March 2001, the Board of Commissioners, the Resident Advisory Board and Authority Staff will have reviewed the bylaws to determine if they should be revised.

By 2001, the Executive Director and the Finance Staff will have developed program budgets and a consolidated budget for the Authority.

By 2001, and monthly thereafter, the Executive Director will present the Board with the projected budget and actual expenditures for each program and for the Authority as a whole.

Goal Number Five

The Cedartown Housing Authority will increase opportunities for residents to become self-sufficient.

Objectives

The present GED program will continue to have a positive effect on residents who desire to further their education. The Executive Director will support this and other self-sufficiency programs through Authority postings and communications and other marketing strategies.

The Housing Authority will continue its successful drug elimination activities as part of its comprehensive self-sufficiency program.

Staff will inform residents of activities, fairs, workshops and other educational opportunities provided for residents in the vicinity of the County in order to create an atmosphere of community involvement for public housing residents.

By March 2000, staff will have formed a new partnership with a local community service provider.

Annual PHA Plan
PHA Fiscal Year 2002
[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.

This document represents the Housing Authority of the City of Cedartown's FY2002 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

As in last year's Plan, the Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, current waiting list demographics and planned Capital Fund Program expenditures. In addition to the above, the Authority has also completed a deconcentration analysis and a conversion to tenant-based assistance analysis as required by HUD. The results of these analyses are included as Attachments to the Plan.

The Authority will not be receiving any funds through the Public Housing Drug Elimination Program (PHDEP) in the upcoming Fiscal Year. The PHDEP was eliminated from the Federal Budget by Congress.

Also, the Authority is eliminating the Rent Incentive Program at GA025-1, GA025-2 and GA025-3. The program was in place to increase occupancy at these developments. Occupancy is now at a satisfactory level. The rents will go back to the standard rent level at tenant reexamination.

A complete listing of the information provided in the Agency Plan Annual Update is provided on the following page in the Table of Contents.

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:

Attachment A: Deconcentration Analysis

FY 2002 Capital Fund Program Annual Statement (**ga025a01**)

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Attachment B: Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Attachment C: Resident Membership of the PHA Governing Board

Attachment D: Membership of the Resident Advisory Board

Attachment E: Resident Satisfaction Survey Follow-Up Plan

Attachment F: Criteria for Substantial Deviation and Significant Amendments

Attachment G: Community Service Requirements

Attachment H: Pet Policy

Attachment I: Initial Voluntary Conversion Assessment

FY2001 CFP Performance and Evaluation Report (**ga025b01**)

FY2000 CFP Performance and Evaluation Report (**ga025c01**)

Optional Attachments:

PHA Management Organizational Chart

FY 2002 Capital Fund Program 5 Year Action Plan (**ga025a01**)

Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Satisfaction Survey Follow-Up Plan	Attachment E
X	Initial Voluntary Conversion Assessment	Attachment I

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	689	5	4	3	3	2	2
Income >30% but <=50% of AMI	332	4	4	3	3	3	2
Income >50% but <80% of AMI	223	3	3	4	3	3	3
Elderly	339	4	4	3	4	2	2
Families with Disabilities	N/A	3	3	3	5	3	4
Black	300	4	3	3	3	3	2
White	964	4	3	3	3	3	2
Hispanic	21	4	3	3	3	3	2
Other	10	4	3	3	3	3	2

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:

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	21		40
Extremely low income <=30% AMI	19	90%	
Very low income (>30% but <=50% AMI)	2	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	10	47.6%	
Elderly families	0	0%	
Families with Disabilities	8	38%	
Black	25	36%	
White	44	64%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10	47.6%	18
2 BR	6	28.6%	12
3 BR	5	23.80%	9
4 BR	0	0%	1
5 BR	0	0%	0

Is the waiting list closed (select one)? No Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reduce turnover time for vacated public housing units

Reduce time to renovate public housing units

Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

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)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

Seek designation of public housing for families with disabilities

Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities

Other: (list below)

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

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

Select if applicable

Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$391,311	
b) Public Housing Capital Fund	\$512,926	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$464,796	PH Oper. & Maint.
4. Other income (list below)		
Other income	\$36,000	PH Oper. & Maint.
Interest on General Fund Investments	\$17,004	PH Oper. & Maint.
5. Non-federal sources (list below)		
Council on Alcohol and Drugs	\$45,000	
National Caucus and Center on Black Aged	\$5,400	
Total Resources	\$1,472,437	

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)

Verification is done at the time of application taking.

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

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

PHA main administrative office

PHA development site management office

Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of

the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 6
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? All
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- 1 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 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- The PHA-resident lease
 - The PHA's Admissions and (Continued) Occupancy policy
 - PHA briefing seminars or written materials
 - Other source (list)
- b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- At an annual reexamination and lease renewal
 - Any time family composition changes
 - At family request for revision
 - Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
 - If selected, list targeted developments below:

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

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

Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

Through published notices
Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

(working families)

Other (describe below)

Expenses related to the purchase of job related safety uniforms and shoes (must be worn by employee) and equipment (not to exceed \$200.00 per family per year).

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

Annually
Other (list below)

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

Success rates of assisted families
Rent burdens of assisted families
Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

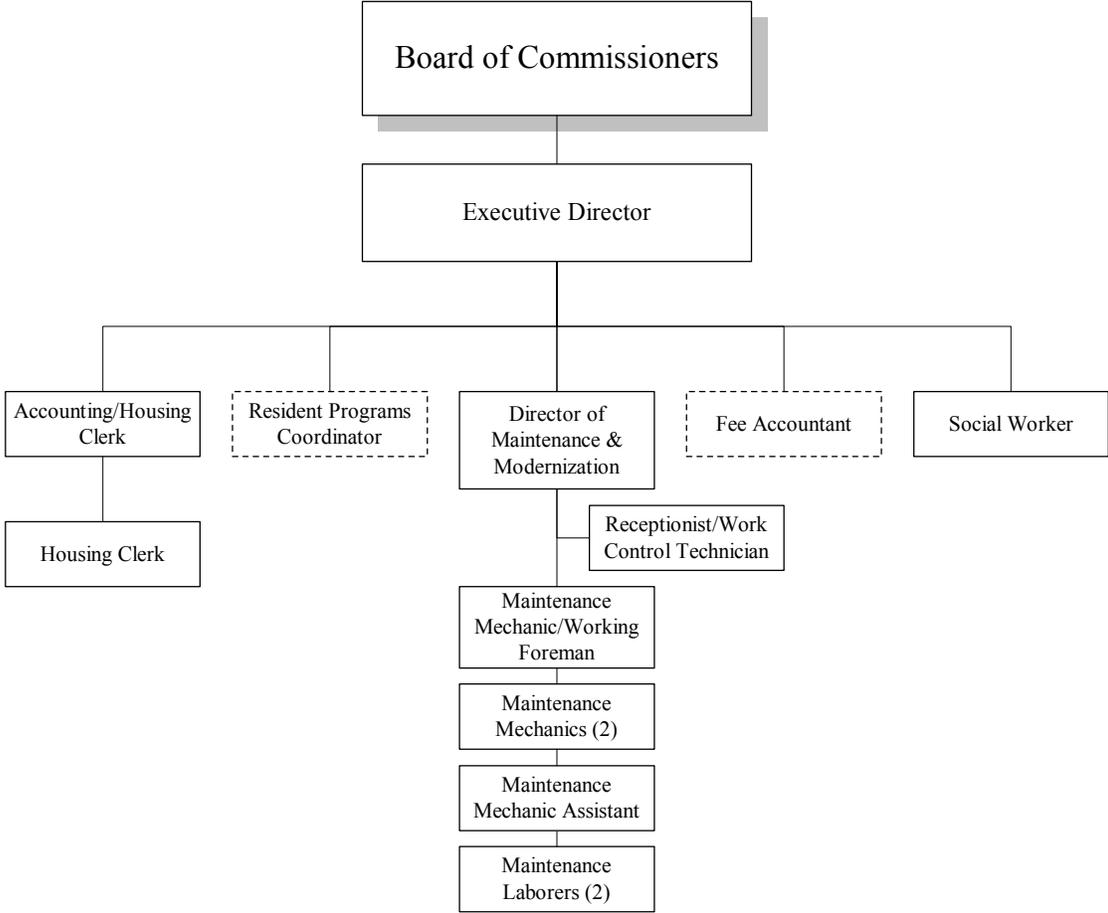
Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

Cedartown Housing Authority Organizational Chart



B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	304	20%
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)

- | | |
|---|-----------------------------|
| Admissions and Continued Occupancy Policy | Capitalization Policy |
| Fair Housing Policy | Insurance Policy |
| One Strike and You’re Out Policy | Investment Policy |
| Resident Advisory Board Policy | Resident Initiatives Policy |
| Community Service Policy | Safety Policy |
| Personnel Policy | Grievance Policy |

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ga025a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ga025a01.

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 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.)

Demolition/Disposition Activity Description	
1a. Development name:	GA25-5
1b. Development (project) number:	GA25-5
2. Activity type:	Demolition Disposition
3. Application status (select one)	Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission:	<u>(12/12/01)</u>
5. Number of units affected:	None, Land Only for Boys and Girls Club
6. Coverage of action (select one)	Part of the development Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/1/02 b. Projected end date of activity: 1/1/03

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

[24 CFR Part 903.79 (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.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Gray Field Apts.
1b. Development (project) number:	GA25-6
2. Designation type:	Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one)	Approved; included in the PHA’s Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission:	(01/01/03)
5. If approved, will this designation constitute a (select one)	New Designation Plan Revision of a previously-approved Designation Plan?
6. Number of units affected:	100
7. Coverage of action (select one)	Part of the development Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes 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)	Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) 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)	Units addressed in a pending or approved demolition application (date submitted or approved: Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	Approved; included in the PHA’s Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(DD/MM/YYYY)
5. Number of units affected:	
6. Coverage of action: (select one)	Part of the development Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 05/03/01

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to 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)
<i>Parenting Education</i>	<i>n/a</i>	<i>none</i>	<i>Polk County Extension Service</i>	<i>PH</i>
<i>Employment Networking</i>	<i>n/a</i>	<i>none</i>	<i>Polk County Council for Families and Children</i>	<i>PH</i>
<i>Adult Education</i>	<i>n/a</i>	<i>none</i>	<i>Coosa Valley Tech</i>	<i>PH</i>
<i>Juvenile Law Education</i>	<i>n/a</i>	<i>none</i>	<i>Polk County Dept. of Juvenile Justice</i>	<i>PH</i>
<i>Job Search Assistance</i>	<i>n/a</i>	<i>none</i>	<i>Georgia Department of Labor</i>	<i>PH</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments

High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Residents fearful for their safety and/or the safety of their children

Observed lower-level crime, vandalism and/or graffiti

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

Other (describe below)

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

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

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

All

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

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

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

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

All

C. Coordination between PHA and the police

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

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

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

All

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 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 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is not attached

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

The Housing Authority received comments from the Resident Advisory Board concerning the following items:

- 1) New sidewalks
- 2) Bike racks
- 3) New clotheslines
- 4) Trees need to be cut away from buildings
- 5) Install children at play signs

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

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

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

List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Georgia Consolidated Plan)

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)

The State of Georgia Consolidated Plan supports the Housing Authority of the City of Cedartown's Agency Plan with the following Strategic Plan Priority:

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.

D. Other Information Required by HUD

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

Attachment A

DECONCENTRATION POLICY

Adopted: August 25, 1999

It is the policy of the Cedartown Housing Authority (CHA) to provide for deconcentration of poverty. We will accomplish this in a uniform and non-discriminating manner.

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

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

The Housing Authority of the City of Cedartown performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
GA025-1	\$8,413	\$8,227	102.3%
GA025-2	\$7,974	\$8,227	96.9%
GA025-3	\$7,959	\$8,227	96.7%
GA025-4	\$9,213	\$8,227	112.0%
GA025-5	\$8,857	\$8,227	107.7%
GA025-6	\$7,975	\$8,227	96.9%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority of the City of Cedartown is compliant with the Deconcentration Rule.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

Attachment B

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

Goal #1

The Authority has awarded a contract for the installation of central air conditioning in GA025-1, GA025-2 and GA025-3. The addition of air conditioning will make these units more appealing to potential residents.

Also, the Authority has spent Capital Fund Program monies to improve the playground areas in developments GA025-1, GA025-2, and GA025-5. A new playground has been installed at GA25-3. This will allow the children living in these developments to have a safe area in which to play.

New windows have been installed at GA25-3.

A new tile floor has been installed on the 1st floor at Grayfield Apartments. Also, a large flower bed has been added in the front of the building to enhance curb appeal.

Sewer lines at GA25-4 and 5 have been upgraded. Also, erosion control and driveways have been addressed at these sites also.

Handrails have been added at GA25-3 and sidewalks have been repaired PHA-Wide to address areas covered in the Physical Inspection completed by REAC.

Goal #2

Employees are encouraged to further their education, if needed.

The computer system has been upgraded.

Regularly scheduled staff meetings are being held in which all Administrative staff attend.

The Authority has hired a firm to review the current Personnel Policy and Performance Evaluation System. Employees will be encouraged to give their input on each item.

Goal #3

The Executive Director and the Board of Commissioners continue to work to protect the financial, redevelopment and expansion interest of the PHA. These items are covered in all Board meetings.

The Maintenance Director has focused resources to enhance the curb appeal of the Authority's developments by building enclosures to hide unsightly garbage dumpsters. Also, parking issues have been addressed.

Goal #4

The Authority continually works to achieve its' potential as an organization. The Agency Plan process is used as a tool to ensure all necessary issues are addressed on a yearly basis.

Authority representatives attend Resident Advisory Board meetings to help answer questions and concerns.

Goal #5

Due to the elimination of the Public Housing Drug Elimination Program, the Authority will not receive any funds in the upcoming year. But, the Authority has pledged to use funds from the Capital Fund Program to keep programs active.

The Authority has added a full-time social worker to help with family-related issues.

The Authority has added a movie day, birthday parties and music program at Gray Field Apts. A newsletter for Gray Field has also been developed (Highrise Happenings).

A Girl Scout troop has been established at GA25-3.

Club Hero is held at GA25-2 and GA25-3.

The Authority is receiving a grant through the National Caucus and Center on Aged and Black. This allows an elderly person to work part-time with hopes of developing job skills.

The Authority is in the process of creating a pamphlet and display board which will help promote the Authority.

Donating land to the Boys and Girls Club on which a building will be built.

Attachment C

Resident Membership of the PHA Governing Board

Name: Sheena Oliver
Term: One year
Expiration: 6/16/03
Appointed by: City Commision

Attachment D

Membership of the Resident Advisory Board

Cedar Valley Homes (GA25-1)

Bernice Williams 206 Canal Street

Rockdale Homes (GA25-2)

Vacant

Eastview Homes(GA25-3)

Lamar Hutchins 616 Central Street #4
Lorend Ward 1 Lake Street

Scattered Sites (GA25-4 and GA25-5)

Sheena Oliver 316 East Fairmount Ave.

Gray Field Apartments (GA25-6)

Marie Simmons 344 West Avenue #306
Lois Walden 344 West Avenue #516

Attachment E

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

The Cedartown Housing Authority received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	91%
Communication	73%
Safety	77%
Services	96%
Neighborhood Appearance	71%

As a result of this survey, the Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%.

Communication

GOAL: Keep residents informed about Housing Authority issues that have a direct affect on them.

ACTION: The Authority will strive to keep residents informed about maintenance and repair issues. Also, Authority personnel will strive to be responsive to resident questions and concerns.

Neighborhood Appearance

GOAL: Improve the overall neighborhood appearance of each development.

ACTION: The Authority will assess the parking situation, common areas and playgrounds at each development to determine what items will need to be addressed.

Attachment F

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$50,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment G

Community Service Policy

The Community Service Requirement for Public Housing residents has been eliminated by the Department of Housing and Urban Development (HUD).

Attachment H

Pet Policy

In accordance with Section 526 of the Quality Housing and Work Responsibility Act, the Housing Authority of the City of Cedartown (HACC) will permit all residents of public housing to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted in the HACC's units. The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all tenants to clean, quiet, and safe surroundings. A full policy is available at the Housing Authority's main office.

The policy defines which type of pets are allowed.

Every pet must be registered with the Housing Authority's management prior to moving into the building and updated annually thereafter at the time of reexamination. The pet owner must be a member of the resident's household. The policy contains a list of items that the resident must obtain prior to housing a pet.

The policy contains a limit for the number of pets one family may own.

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

The policy contains a description of how pets must be restrained when outdoors and how owners will properly dispose of pet waste.

At no time will pets be allowed in any public area such as community buildings, laundry rooms, sitting rooms, etc. Pets should only be in the lobby when entering or leaving the building.

There are stipulations in the policy that discuss the removal of registered pets from the Housing Authority property if violations of rules occur.

Pet owners shall assume full responsibility for any vicious or destructive act by the pet.

Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.

Owners of dogs and cats shall be required to pay a \$150.00 Pet Security Deposit and Fee. The Non-refundable fee will be \$75.00 and the Pet Damage Deposit shall be \$75.00. At move-out, the Pet Damage Deposit will be refunded to the resident, provided no damage has been done to the apartment by the pet, in which case the damage charges will be subtracted from the amount to be refunded. No prior application or deposit will be required for birds, fish, turtles, gerbils, hamsters, or guinea pigs; however, all provisions of the dwelling lease and remaining provisions of these Pet Rules will apply.

No pet shall be raised, bred, kept, or trained for any commercial purpose.

The Pet Policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development exclusively for the elderly or persons with disabilities, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies which provide and/or train animals to give assistance to individuals with disabilities.

Attachment I

Initial Voluntary Conversion Assessment

- A. How many of the PHA's developments are subject to the Required Initial assessments?

Six (6)

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

Zero (0)

- C. How many Assessments were conducted for the PHA's covered developments?

One assessment per non-exempt development. Six (6) total.

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

Development Name	Number of Units
None	

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

The complete Initial Assessments are available for review at the Housing Authority's office.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management	
Development Identification	Activity Description
Name, Number, and Location Number and Type of units Capital Fund Program Parts II and III <i>Component 7a</i> Development Activities <i>Component 7b</i> Demolition / disposition <i>Component 8</i> Designated housing <i>Component 9</i> Conversion <i>Component 10</i> Home- ownership <i>Component 11a</i> Other (describe) <i>Component 17</i>	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program Grant No: GA06P02550102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$85,956.00			
3	1408 Management Improvements	\$71,000.00			
4	1410 Administration	\$49,970.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000.00			
10	1460 Dwelling Structures	\$195,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$28,000.00			
12	1470 Nondwelling Structures	\$4,500.00			
13	1475 Nondwelling Equipment	\$53,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$512,926.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

26	Amount of line 21 Related to Energy Conservation Measures				
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Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
Part II: Supporting Pages						
PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program Grant No: GA06P02550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated Funds Expended

Operations PHA-Wide **Operating Fund** 1406 LS \$85,956.00 Subtotal 1406 **\$85,956.00** Management Improvements
 PHA-Wide Social Worker Salary 1408 LS \$35,500.00 PHA-Wide Resident Program Coordinator 1408 LS \$35,500.00 **Subtotal 1408 \$71,000.00**
Administration PHA-Wide Exec. Dir. Salary and Benefits(30%) 1410 LS \$22,975.00 PHA-Wide Dir. of Maintenance/Modernization Salary and
 Benefits (30%) 1410 LS \$17,835.00 PHA-Wide Work Control Technician/Receptionist Salary and Benefits(30%) 1410 LS \$9,160.00 **Subtotal 1410**
\$49,970.00 Fees and Costs PHA-Wide Agency Plan and Capital Fund Program Update 1430 LS\$5,000.00 Subtotal 1430 **\$5,000.00**
Site Improvements PHA-Wide Install Handrails 1450 LS \$5,000.00 PHA-Wide Tree Removal 1450 LS \$5,000.00 PHA-Wide Sidewalk Repair
 1450 LS \$10,000.00 **Subtotal 1450 \$20,000.00** Dwelling Structures GA025-1
 Cedar Valley Add Attic Insulation 1460 54 Units \$23,000.00 GA025-2
 Rockdale Add Attic Insulation 1460 44 Units \$19,000.00 GA025-3
 Eastview Add Attic Insulation 1460 56 Units \$23,000.00 GA025-6
 Gray Field Apts. Pressure Wash and Paint Exterior of Building 1460 1 Bldg. \$30,000.00 GA025-6
 Gray Field Apts. Install New Flooring in Units and Common Area (Phase 1) 1460 50 Units \$100,000.00 **Subtotal 1460 \$195,000.00**
Dwelling Equipment PHA-Wide Replace Refrigerators 1465 40 ea \$16,000.00 PHA-Wide Replace Stoves 1465 40 ea \$12,000.00 **Subtotal 1465**
\$28,000.00 Nondwelling Structures GA25-6/ Gray Field Apts. Replace Auxiliary Air Conditioning in Front Office 1470 1 \$4,500.00
Subtotal 1470 \$4,500.00 Nondwelling Equipment PHA-Wide Replace Small Maintenance Truck 1475 1 \$15,000.00 PHA-Wide
 Replace Large Maintenance Truck 1475 1 \$17,500.00 PHA-Wide Replace Generator 1475 1 \$1,000.00 PHA-Wide Replace Computer Hardware 1475
 LS \$20,000.00 **Subtotal 1475 \$53,500.00** **Grant Total \$512,926.00**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program No: GA06P02550102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/04			6/30/06			
GA025-1 Cedar Valley Homes	6/30/04			6/30/06			
GA025-2 Rockdale	6/30/04			6/30/06			
GA025-3 Eastview	6/30/04			6/30/06			
GA025-6 Gray Field Apts.	6/30/04			6/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Cedartown		Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
PHA-Wide	Annual Statement	\$280,926.00	\$332,926.00	\$287,926.00	\$227,926.00
GA025-1 Cedar Valley Homes		\$0.00	\$70,000.00	\$0.00	\$110,000.00
GA025-2 Rockdale Homes		\$0.00	\$55,000.00	\$00.00	\$40,000.00
GA025-3 Eastview Homes		\$0.00	\$55,000.00	\$0.00	\$135,000.00
GA025-4 Scattered Sites		\$0.00	\$0.00	\$0.00	\$0.00
GA025-5 Scattered Sites		\$0.00	\$0.00	\$0.00	\$0.00
GA025-6 Gray Field Apts.		\$232,000.00	\$0.00	\$225,000.00	\$0.00
CFP Funds Listed for 5-year planning		\$512,926.00	\$512,926.00	\$512,926.00	\$512,926.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA-Wide	1406 - Operations	\$85,956.00	PHA-Wide	1406 - Operations	\$105,956.00
See	PHA-Wide	1408 - Social Worker	\$35,500.00	PHA-Wide	1408 - Social Worker	\$35,500.00
	PHA-Wide	1408 – Resident Program Coordinator	\$35,500.00	PHA-Wide	1408 – Resident Program Coordinator	\$35,500.00
Annual	PHA-Wide	1410 - Executive Director (30%)	\$22,975.00	PHA-Wide	1410 - Executive Director (30%)	\$22,975.00
Statement	PHA-Wide	1410 - Dir. of Maint./Mod. (30%)	\$17,835.00	PHA-Wide	1410 - Dir. of Maint./Mod. (30%)	\$17,835.00
	PHA-Wide	1410 – Work Control Tech. (30%)	\$9,160.00	PHA-Wide	1410 – Work Control Tech. (30%)	\$9,160.00
	PHA-Wide	1430 - Capital Fund Program Update	\$5,000.00	PHA-Wide	1430 - Capital Fund Program Update	\$5,000.00
				PHA-Wide	1430 – A&E Fees for Community Center Renovations	\$50,000.00
	PHA-Wide	1450 – Repair Sidewalks	\$13,500.00			
				PHA-Wide	1465 - Replace Refrigerators (50 units)	\$20,000.00
	PHA-Wide	1460 - Replace Cores in Door Locks	\$10,000.00	PHA-Wide	1465 - Replace Stoves (50 units)	\$15,000.00
	GA025-6 Gray Field Apts.	1460 - Install New Insulated Windows	\$100,000.00			
	GA025-6 Gray Field Apts.	1460 - Install New Flooring in Dwelling Units (Phase 2)	\$132,000.00			
		Continued on Next Page			Continued on Next Page	
Total CFP Estimated Cost						

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide	1465 - Replace Refrigerators (40 units)	\$16,000.00	GA025-1 Cedar Valley Homes	1470 - Renovate Maintenance Building to Community Center	\$70,000.00
	PHA-Wide	1465 - Replace Stoves (40 units)	\$12,000.00	GA025-2 Rockdale homes	1470 - Renovate Community Center	\$55,000.00
				GA025-3 Eastview Homes	1470 - Renovate Community Center	\$55,000.00
	PHA-Wide	1475- Purchase Large Maintenance Truck	\$17,500.00			
				PHA-Wide	1475 - Replace Grass Hopper Lawn Mower	\$6,000.00
				PHA-Wide	1475 - Replace Computer Hardware	\$10,000.00
Total CFP Estimated Cost			\$512,926.00			\$512,926.00

Capital Fund Program Five-Year Action Plan
 Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	1406 - Operations	\$87,448.00	PHA-Wide	1406 - Operations	\$71,956.00
PHA-Wide	1408 - Social Worker	\$35,500.00	PHA-Wide	1408 - Social Worker	\$35,500.00
PHA-Wide	1408 – Resident Program Coordinator	\$35,500.00	PHA-Wide	1408 – Resident Program Coordinator	\$35,500.00
PHA-Wide	1410 - Executive Director (30%)	\$22,975.00	PHA-Wide	1410 - Executive Director (30%)	\$22,975.00
PHA-Wide	1410 - Dir. of Maint./Mod. (30%)	\$17,835.00	PHA-Wide	1410 - Dir. of Maint./Mod. (30%)	\$17,835.00
PHA-Wide	1410 – Work Control Tech. (30%)	\$9,160.00	PHA-Wide	1410 – Work Control Tech. (30%)	\$9,160.00
PHA-Wide	1430 - Capital Fund Program Update	\$5,000.00	PHA-Wide	1430 - Capital Fund Program Update	\$5,000.00
PHA-Wide	1430 – A&E Fees for Gray Field Apts.	\$32,508.00	PHA-Wide	1430 – A&E Fees for Landscaping/Erosion	\$30,000.00
GA025-6 Gray Field Apts.	1460 - Auto Entry Doors with Controlled Access	\$40,000.00	GA025-1 Cedar Valley	1450 -Landscaping/Erosion Control	\$40,000.00
GA025-6 Gray Field Apts.	1460 - New Heating/Air Handlers for Common Areas	\$125,000.00	GA025-1 Cedar Valley	1450 – Install Dumpster Enclosures	\$15,000.00
			GA025-1 Cedar Valley	1450 – Replace Sewer Lines	\$45,000.00
GA025-6 Gray Field Apts.	1465 - Emergency Generator	\$60,000.00	GA025-1 Cedar Valley	1450 - Add Parking	\$10,000.00
PHA-Wide	1465 - Replace Refrigerators (60 units)	\$24,000.00	GA025-2 Rockdale homes	1450 - Replace Sewer Lines	\$40,000.00
PHA-Wide	1465 - Replace Stoves (60 units)	\$18,000.00	GA025-3 Eastview Homes	1450 -Landscape/Erosion Control	\$80,000.00
			GA025-3 Eastview Homes	1450 - Parking/Dumpster Enclosures	\$55,000.00
Total CFP Estimated Cost		\$512,926.00			\$512,926.00

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

PHA Name: Housing Authority of the City of Cedartown	Grant Type and Number Capital Fund Program Grant No: GA06P02550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$35,500.00	\$35,500.00	\$35,500.00	\$0.00
4	1410 Administration	\$47,408.00	\$47,408.00	\$47,408.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$2,820.00	\$2,820.00	\$0.00
10	1460 Dwelling Structures	\$436,017.00	\$433,197.00	\$433,197.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$523,925.00	\$523,925.00	\$523,925.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program Grant No: GA06P02550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated Funds Expended

Management Improvements PHA-Wide Resident Program Coordinator 1408 LS \$35,500.00 \$35,500.00 \$35,500.00 \$0.00 Ongoing **Subtotal**
1408 \$35,500.00 \$35,500.00 \$35,000.00 \$0.00
Administration PHA-Wide Executive Director (30%) 1410 LS \$21,949.00 \$21,949.00
 \$21,949.00 \$0.00 Ongoing PHA-Wide Director of Maintenance/Modernization (30%) 1410 LS \$16,706.00 \$16,706.00 \$16,706.00 \$0.00 Ongoing PHA-Wide
 Maintenance Clerk (30%) 1410 LS \$8,753.00 \$8,753.00 \$8,753.00 \$0.00 Ongoing **Subtotal 1410 \$47,408.00 \$47,408.00 \$47,408.00 \$0.00**
Fees and Costs PHA-Wide Capital Fund Program Update 1430 LS \$5,000.00 \$5,000.00 \$5,000.00 \$0.00 Contracted Subtotal 1430 **\$5,000.00 \$5,000.00**
\$5,000.00 \$0.00
Site Improvements GA025-4
 Scattered Sites **Erosion Control** 1450 LS \$0.00 \$2,820.00 \$2,820.00 \$0.00 Contracted **Subtotal 1450 \$0.00 \$2,820.00 \$2,820.00 \$0.00**
Dwelling Structures GA025-01
 Cedar Valley Homes Install HVAC 1460 7 Units \$225,000.00 \$18,654.00 \$18,654.00 \$0.00 Contract Awarded 3/2702 GA025-2
 Rockdale Homes Install HVAC 1460 44 Units \$198,000.00 \$114,000.00 \$114,000.00 \$0.00 Contract Awarded 3/2702 GA025-3
 Eastview Homes Install HVAC 1460 56 Units \$0.00 \$145,000.00 \$145,000.00 \$0.00 Contract Awarded 3/2702 GA025-3
 Eastview Homes Replace Prime Windows 1460 56 Units \$0.00 \$140,000.00 \$140,000.00 \$0.00 Contract Awarded 2/2802 GA025-4
 Scattered Sites Replace Sewer Lines 1460 20 Units \$13,017.00 \$0.00 \$0.00 \$0.00 Deleted GA025-6
 Gray Field Apts. Complete Elevator Upgrade 1460 LS \$0.00 \$15,543.00 \$15,543.00 \$0.00 Contracted **Subtotal 1460 \$436,017.00 \$433,197.00 \$433,197.00**
\$0.00 Grant Total \$523,925.00 \$523,925.00 \$523,925.00 \$0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program No: GA06P02550101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	10/01/02	10/01/02	3/31/02	10/01/03	10/01/03		
GA025-1 Cedar Valley Homes	12/31/03	12/31/03	3/31/02	12/31/04	12/31/04		
GA025-2 Rockdale Homes	12/31/03	12/31/03	3/31/02	12/31/04	12/31/04		
GA025-3 Eastview Homes	n/a	12/31/03	3/31/02	n/a	12/31/04		Work item added
GA025-4 Scattered Sites	12/31/03	12/31/03	3/31/02	12/31/04	12/31/04		
GA025-6 Gray Field Apts.	n/a	12/31/03	3/31/02	n/a	12/31/04		Work item added

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

PHA Name: Housing Authority of the City of Cedartown	Grant Type and Number Capital Fund Program Grant No: GA06902550100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$22,000.00	\$22,631.00	\$22,631.00	\$20,832.52
4	1410 Administration	\$51,338.00	\$42,784.00	\$42,784.00	\$42,783.78
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,822.00	\$18,250.00	\$18,250.00	\$3,850.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$237,000.00	\$126,152.00	\$126,152.00	\$119,282.00
10	1460 Dwelling Structures	\$147,221.00	\$276,914.00	\$276,914.00	\$141,185.94
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00
12	1470 Nondwelling Structures	\$0.00	\$10,307.00	\$10,307.00	\$10,307.00
13	1475 Nondwelling Equipment	\$20,000.00	\$6,343.00	\$6,343.00	\$6,343.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$513,381.00	\$513,381.00	\$513,381.00	\$354,584.24
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

26	Amount of line 21 Related to Energy Conservation Measures				
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cedartown		Grant Type and Number Capital Fund Program Grant No: GA06P02550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated Funds Expended

Management Improvements PHA-Wide Resident Program Coordinator 1408 L.S \$22,000.00 \$22,631.00 \$22,631.00 \$20,832.52 Ongoing
Subtotal 1408 \$22,000.00 \$22,631.00 \$22,631.00 \$20,832.52

Administration PHA-Wide Salary/Benefits Executive Dir. (30%) 1410 L.S. \$23,615.00 \$19,797.00 \$19,797.00 \$19,796.91 Complete Salary/Benefits Maintenance and Modernization. Coordinator (30%) 1410 L.S. \$17,968.00 \$14,773.00 \$14,773.00 \$14,772.94 Complete Salary/Benefits Accounting Clerk (30%) 1410 L.S. \$9,755.00 \$8,214.00 \$8,214.00 \$8,213.93 Complete S
ubtotal 1410 \$51,338.00 \$42,784.00 \$42,784.00 \$42,783.78

Fees and Costs PHA-Wide A & E Fees 1430 4% \$15,822.00 \$14,400.00
 \$14,400.00 \$0.00 Contracted Annual Plan Update 1430 L.S. \$5,000.00 \$3,850.00 \$3,850.00 \$3,850.00 Completed **Subtotal 1430 \$20,822.00 \$18,250.00**
\$18,250.00 \$3,850.00

Site Improvements GA025-1
 Cedar Valley Playground 1450 L.S. \$50,000.00 \$28,805.00 \$28,805.00 \$28,805.00 Complete GA025-1
 Cedar Valley Basketball Court with Fence and Controlled Access 1450 L.S. \$10,000.00 \$0.00 \$0.00 \$0.00 Deleted GA025-2
 Rockdale Playground 1450 L.S. \$50,000.00 \$23,813.00 \$23,813.00 \$23,813.00 Complete GA025-2
 Rockdale Basketball Court with Fence and Controlled Access 1450 L.S. \$10,000.00 \$14,712.00 \$14,712.00 \$14,712.00 Complete GA025-3
 Eastview Remove Basketball Court and Install Playground 1450 L.S. \$50,000.00 \$23,814.00 \$23,814.00 \$23,814.00 Complete GA025-3
 Eastview Install Handrails 1450 L.S. \$0.00 \$1,418.00 \$1,418.00 \$1,418.00 Complete GA025-4
 Scattered Sites Driveways 1450 L.S. \$5,000.00 \$6,870.00 \$6,870.00 \$0.00 Contracted GA025-4
 Scattered Sites Playgrounds 1450 L.S. \$15,000.00 \$0.00 \$0.00 \$0.00 Moved to 25-5 GA025-4
 Scattered Sites Landscaping and Erosion Control 1450 L.S. \$10,000.00 \$0.00 \$0.00 \$0.00 Moved to 2001 GA025-5
 Scattered Sites Driveways 1450 L.S. \$5,000.00 \$0.00 \$0.00 \$0.00 Moved to 2001 GA025-5
 Scattered Sites Playgrounds 1450 L.S. \$20,000.00 \$23,814.00 \$23,814.00 \$23,814.00 Complete GA025-5
 Scattered Sites Landscaping/Erosion Control 1450 L.S. \$12,000.00 \$0.00 \$0.00 \$0.00 Moved to 2001 GA025-5
 Scattered Sites Mailboxes 1450 LS \$0.00 \$1,931.00 \$1,931.00 \$1,931.00 Complete GA025-6
 Gray Field Apts. Handicapped Parking Lot 1450 L.S. \$0.00 \$975.00 \$975.00 \$975.00 Complete Subtotal 1450 **\$237,000.00 \$126,152.00 \$126,152.00**
\$119,282.00

Dwelling Structures GA025-1
 Cedar Valley Install HVAC 1460 47 Units \$0.00 \$134,978.00 \$134,978.00 \$7,886.94 Contract Awarded 3/27/02 GA025-02
 Rockdale Homes Replace Roofing and Roof Deck 1460 L.S. \$97,221.00 \$78,301.00 \$78,301.00 \$78,301.00 Complete GA025-6

Gray Field Apts. Repair and Upgrade Elevator System 1460	L.S.	\$50,000.00	\$32,817.00	\$32,817.00	\$24,180.00	Contract Awarded	GA025-6
Gray Field Apts. Replace Flooring on 1 st Floor 1460	L.S.	\$0.00	\$30,818.00	\$30,818.00	\$30,818.00	Complete	Subtotal 1460
		\$276,914.00	\$141,185.94				\$147,221.00 \$276,914.00
			<u>Dwelling Equipment</u>				PHA-Wide Ranges and Refrigerators 1465
	L.S.	\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Complete	Subtotal 1465
		\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00		\$10,000.00
							<u>Nondwelling Structure</u> GA025-1
Cedar Valley Convert Community Building into Maintenance Storage Area 1470	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	Deleted	GA025-4
Scattered Sites Renovate Recreation Hall 1470	L.S.	\$0.00	\$10,307.00	\$10,307.00	\$10,307.00	Complete	Subtotal 1470
		\$10,307.00					\$0.00 \$10,307.00 \$10,307.00
			<u>Nondwelling Equipment</u>				PHA-Wide Lawn Tractor 1475
				\$20,000.00	\$875.00	\$875.00	\$875.00
	Complete	Blueprint Filing					
Cabinet 1475	\$0.00	\$2,789.00	\$2,789.00	\$2,789.00	Complete	Computer Equipment 1475	\$0.00
		\$2,679.00	\$2,679.00	\$2,679.00	Complete	Subtotal 1475	
		\$20,000.00	\$6,343.00	\$6,343.00	\$6,343.00		
			<u>Contingency</u>				PHA-Wide Contingency 1502
	\$0.00	\$0.00	\$0.00	\$0.00	Moved	Subtotal 1502	
	\$0.00	\$0.00	\$0.00	\$0.00			
		Grant Total	\$513,381.00	\$513,381.00	\$513,381.00	\$354,584.24	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Cedartown			Grant Type and Number Capital Fund Program No: GA06P02550100 Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	3/31/02		3/31/01	9/30/03			
1410	3/31/02		3/31/01	9/30/03			
GA025-1 Cedar Valley Homes	3/31/02		3/31/02	9/30/03			
GA025-2 Rockdale Homes	3/31/02		3/31/02	9/30/03			
GA025-3 Eastview Homes	3/31/02		3/31/02	9/30/03			
GA025-4 Scattered Sites	3/31/02		3/31/02	9/30/03			
GA025-5 Scattered Sites	3/31/02		3/31/02	9/30/03			
GA025-6 Gray Field Apartments	3/31/02		3/31/02	9/30/03			
1465.1	3/31/02		3/31/01	9/30/03			
1470	3/31/02		3/31/02	9/30/03			
1475	3/31/02		3/31/01	9/30/03			