

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

PHA Plans

Annual Plan for Fiscal Year 2002

The Housing Authority of the City of Griffin
Griffin, Georgia

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

PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of Griffin

PHA Number: GA061

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
- Resident Council Office

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

- Main business office of the PHA
- PHA development management offices
- Resident Council Office

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.

The focus of the Fiscal Year 2002 Annual Plan for the Griffin Housing Authority will be to continue to implement the following activities and programs:

- (1) Pursue resident initiative opportunities. The GHA will continue to promote and provide resident programs that enhance Family Self-Sufficiency (FSS) initiatives. An FSS Coordinator was hired in FY 2001. In October 2002, the GHA will advertise to hire a resident services coordinator to assist the FSS Coordinator in implementing after-school activities for youth, adult evening activities and assist with Resident Council events.
- (2) Pursue an aggressive marketing strategy for occupancy of all housing units in inventory and pursue viable asset revitalization strategies.
- (3) Promote a motivational work environment where the talents of employees are maximized and each employee is recognized as a significant contributor conducive to achieving a "high-performer" housing authority environment.
- (4) Reduce crimes at the GHA developments through utilization of effective community policing strategies.
- (5) Strengthen existing partnerships with local, state and government agencies to facilitate a comprehensive cadre of supportive service provisions for residents.
- (6) Reduce maintenance overhead cost by 20% by implementing effective preventive strategies.
- (7) Correct all deficiencies with regards to maintenance and operations as referenced in the HUD Maintenance Management Review, Utilities Review, and Modernization Review.
- (8) Implement effective administrative policies designed to facilitate a "high performer" status.
- (9) Accelerate revitalization activities for the acquisition of affordable housing stock.
- (10) Pursue an aggressive revitalization strategy plan that includes affordable housing options.

Other Management initiatives will include continuing to provide comprehensive training seminars designed to provide Residents, Staff and Commissioners with the additional support needed for effective service delivery. Through the creation of Section 3 initiatives and employment opportunities, the housing and service delivery options to residents will be also be improved.

In FY 2002, the Housing Authority will continue to strengthen the existing resident non-profit. This City-Wide Resident Leadership Advisory Board will continue to serve in a true partnership role with the Agency. It is the intent of the Griffin Housing Authority to deliver comprehensive, affordable housing

services to the residents of the city of Griffin. A total upgrade of the Agency through new leadership initiatives has promoted public housing in Griffin as “housing of desire” versus “housing of last resort”. The City of Griffin leadership now perceives the Housing Authority as being a “partner” in solving the affordability housing quotient.

The Griffin Housing Authority has achieved all of the objectives established in FY 2001. An evaluative review of the activities for FY 2001 were presented to the Board of Commissioners and the Executive Director’s evaluation review was contingent and based upon the successful accomplishment of the stated goals. It is the intent of the Agency to continue with the goals established in the Five Year Plan (FY2000-2004) as the objectives established for FY 2002 are consistent and a continuation of resources.

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:

FY 2002 Capital Fund Program Annual Statement

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

Deconcentration and Income Mixing

Optional Attachments:

FY 2002 Capital Fund Program 5 Year Action Plan

Public Housing Drug Elimination Program (PHDEP) Plan

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

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
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

N/A	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
N/A	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (EDSS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The Griffin Housing Authority (GHA) has reviewed the Consolidated Plan of the Jurisdiction/Griffin, Georgia 1991-1996, and all information included in the Housing Authority Five-Year Plan and FY 2002 Annual Summary is consistent with the goals and objectives of the referenced document. The City of Griffin is in the process of completing an updated CHAS Plan but the referenced edition is the most recent.

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	Afford-ability	Supply	Quality	Access-ability	Size	Locatio-n
Income <= 30% of AMI	2,134	4	3	3	3	2	3
Income >30% but <=50% of AMI	839	4	2	3	2	3	2
Income >50% but <80% of AMI	407	3	2	3	3	4	2
Elderly	711	5	4	4	4	1	5
Families with Disabilities	159	4	3	3	5	3	5
White	3,943	3	3	3	3	3	3
Black Non Hispanic	3,504	3	3	3	3	3	3
Hispanic	58	3	3	3	3	3	3

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: Griffin, Georgia
Indicate year: 1991-1996.

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: from Aspen Systems on the HUD website.

HUD Income Limits for Griffin, Georgia effective 3/9/02

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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	56	N/A	40%
Extremely low income <=30% AMI	52	93	
Very low income (>30% but <=50% AMI)	4	7	
Low income (>50% but <80% AMI)	0	0	
Families with children	22	39	
Elderly families	9	16	
Families with Disabilities	13	23	
Black	39	70	
White	17	30	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	33	59	
2 BR	21	38	
3 BR	2	4	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? No Yes If yes: Only the 1 bedroom list has been closed for 4 months and will reopen in the PHA FY 2002 Plan Year. How long has it been closed (of months)? 4 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			

Housing Needs of Families on the Waiting List The GHA does not have a Section 8 Program
--

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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Black			
White			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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.

In the upcoming year, the Griffin Housing Authority (GHA) will be continuing to direct its’ efforts to maximizing the number of affordable units available to the Agency by (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list in comparison to the availability of units and (4) correcting the deficiencies cited in the HUD Management Report. Family Self-sufficiency initiatives (FSS) have been implemented as increasing resident mobility is a priority. A housekeeping training class is being designed and will be required attendance for all residents who fail housekeeping inspections. This class will also be mandatory for all incoming applicants. The GHA will also pursue homeownership opportunities for residents through the establishment of partnerships with public and private enterprise. The components of this strategy were developed in consultation with the Resident Advisory Board, and other public/private non-profit housing agencies and reflects the Housing Authority’s mission of utilizing all available resources as efficiently as possible to accomplish its overall mission. An asset revitalization team has been initiated to facilitate the goals envisioned through the housing option strategies.

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
- 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 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

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.

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

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

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

Counsel all potential applicants who may seek section 8 housing and refer them to participating agencies.

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

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

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)	919,316	
a) Public Housing Operating Fund	437,594	
b) Public Housing Capital Fund	\$481,722	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below) The GHA has obligated all funds for FY98 and FY99. GA06PO61501-00 GA06PO61501-01	255,102 481,722	
3. Public Housing Dwelling Rental Income	200,400	PH Operations
4. Other income (list below)	26,000	PH Operations
Interest on investments	20,000	
Other / Late charges / Fees	6,000	
5. Non-federal sources (list below)		
Total resources	1,882,540	

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)
Other: (describe): eligibility is verified at time of application
- 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
Credit History
Verity of Application
Ability to comprehend and understand the lease
Successful completion of pre-occupancy training
- 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
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

(3) Assignment

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

(4) Admissions Preferences

- a. Income targeting:
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
Emergencies
Over housed
Under housed
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.

(1) Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- (2) Working families and those unable to work because of age or disability
Veterans and veterans' families
- (2) 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 SEE ATTACHMENT A

- 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? **A thorough PHA analysis was conducted and indicated two of the agencies developments (Meriwether Homes) does meet the criteria for average incomes below 85% and Fairmont Homes incomes are above the threshold of 115%.**

- 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) The GHA has developed a thorough Deconcentration Plan. The developments affected are Meriwether Homes and Fairmont Homes as the incomes in Meriwether fall below 85% of the average and Fairmont Homes incomes are above 115% of the average. Therefore, these two developments are targeted in the Deconcentration Plan.

- 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) Applicants with higher incomes will be offered Meriwether Homes and those with lower incomes will be offered Fairmont Homes.

- 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:

Meriwether Homes

- 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 :The PHA does not operate a Section 8 Program

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)

We respond to direct questions as to past rental history, problems and/or damage claims.

(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.

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:

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

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

Market comparability study

Fair market rents (FMR)

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)

Anytime a family experiences an income decrease.

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

(2) Flat Rents

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

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

Fair market value Real Estate assessments

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:
The Housing Authority of the City of Griffin, Georgia (GHA) has demonstrated that it has the leadership, fiscal responsibility and capability of implementing the activities proposed for funding through the FY2002 Annual Plan. The GHA staff currently consists of management personnel and contractors to include (Executive Director, Certified Housing Manager, Housing Inspector, Integrated Systems Specialist, Asset Revitalization Coordinator, Family Self-Sufficiency Coordinator, Fee Accountant, Receptionist, Occupancy Clerk, Management Consultant/Compliance Monitor, Clerk of the Works, File Clerk and five (5) full-time maintenance personnel). The current director of the GHA was hired in February 2001 to administer the Agency. The Executive Director has served in this capacity at other agencies and guided them to achieving "high performer" status. In a relatively short period of time, the GHA has restored the faith of the Commissioners and the Residents in the capability of the Agency to effectively manage public housing. The GHA does not have any unresolved audit findings but does a HUD Maintenance Review, Utilities Review, Modernization Management Report that all issues will be addressed and completed during the upcoming fiscal year. All programs and activities have been implemented on schedule and are being lauded as successful by the GHA, City of Griffin, Residents and the community. The City of Griffin has a welcomed partnership with the GHA in ensuring that the Annual Plan will address the needs of the targeted population and the City.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	250	5%
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

Management

- Admissions & Continued Occupancy Policy
- Personnel Policy
- Procurement Policy
- Pet Policy
- Lease & Grievance Policy
- Asset Revitalization Policy
- Maintenance Plan

Maintenance

- Preventive Maintenance Contracts
 - Grass Cutting Contract
- Painting Contract
 - Pest Control Contract (including cockroaches)
 - Cleaning Contract

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): Section 8 Administrative office in writing

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 c (ga061c02)

-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 D (ga061d02)

-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:	
1b. Development (project) number:	
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: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

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

1. 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: 1b. Development (project) number:
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:
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: 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:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) 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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/01/01

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

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

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)
Care Connection McIntosh Trail Mental Health	300	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Georgia Department of Labor Career Center	150	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Spalding County Parks and Recreation	100	Youth	PHA Main Office Resident Council Office	Public Housing

New Connections to Work Griffin Technical College	125	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Spalding County Extension Service	200	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Griffin-Spalding County United Way	250	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Salvation Army	150	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Spalding County DFS	300	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing
Chapell Hill Baptist Church	90	elderly	PHA Main Office Resident Council Office	Public Housing
Divine Faith Ministries	200	Anyone interested may participate	PHA Main Office Resident Council Office	Public Housing

(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	0	6 as of 06/14/02
Section 8	N/A	N/A

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

C. Welfare Benefit Reductions

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 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

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

Even though the HUD requirement has been eliminated for the Community Service Requirement for residents of government assisted housing, the GHA is still pursuing and encouraging resident participation through a self-sufficiency directive. Partnership agreements have been established to assist with the placements. The volunteer program will be aimed at providing avenues for self-sufficiency to include non-paid employment experience. Community service and Qualified Service Organizations and Activities are described as follows: policy is as follows:

Community Service Is Defined As:

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

COMMUNITY SERVICE ORGANIZATION AND ACTIVITIES IS DEFINED AS:

- As a convenience to voluntary, participating residents, the Housing Authority will develop, post on the Authority’s bulletin boards and provide to residents a list of qualified organizations (and activities) that have agreed to work with resident in helping them perform community service activities. Residents choosing to participate are not limited to the published list and are encouraged to identify other organizations and activities.

The following list of service organizations and activities is presented as a convenience to participating residents. Residents are not limited to the following list and are encouraged to identify other organizations and activities.

Organizations

- Griffin Housing Authority
- City of Griffin, Georgia
- Spalding County
- Department of Health and Human Services
- Spalding County Health Department
- Spalding County Schools
- Local Hospitals

Activities

- Volunteer services to any qualified organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Housing Authority or City Volunteer Trash Pick-up Day
- Participation in monthly resident programs as presented by the Housing Authority

Participation is scheduled and announced at resident meetings as certified by the Housing Authority.

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

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

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

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
2. Which developments are most affected? (list below)
All developments are affected but Meriwether Homes and Fairmont Homes are most affected.

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
2. Which developments are most affected? (list below)
All developments are affected but Meriwether Homes and Fairmont Homes are most affected.

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment

Although there is not a structured PHDEP Plan as this component has been eliminated by HUD, the Griffin Housing Authority is participating in proactive, community policing strategies designed to facilitate positive law enforcement interactions with residents and foster crime reduction. These activities are funded from the Operating Budget and Capital Fund.

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

GRIFFIN HOUSING AUTHORITY PET POLICY

1. Additional security deposit of \$100.00 of which no less than \$50.00 or not to exceed one months rent paid at the time for the pet move in. The remainder to be paid in increments of more or less than \$10.00 per month for each concurring month until the sum of \$100.00 is paid. The security deposit or any part thereof may not be used for any damages incurred on the unit unless directly related to said pet.
2. Demonstrate liability insurance coverage on the pet by the pet owners of no less than \$500,000/\$100,000, Bodily Injury and per occurrence, and to agree to assume responsibility for all debts incurred by said pet.
3. Signed statement assigning responsibility to no less than two persons to care for the pet in the event the pet owner dies, is incapacitated or is otherwise unable to care for the pet. (See last page).
4. The size of the pet is limited to a maximum of twenty pounds (adult weight).
5. Owner of the pet will be responsible for all cleanup (anywhere on the grounds or in the building). If pet owner is unable or contact with the tenant cannot be made a \$5.00 fine for each cleanup performed by the Griffin Housing Authority will be assessed.
6. All pet owners must submit an up-to-date immunization record from a qualified veterinarian and must display a current license tag for said pet. Immunization records and pet license tags are to be re-certified at the time of the pet owners re-certification of tenant eligibility.
7. Flea control must be maintained and demonstrated at all times.
8. Limit one pet per unit. Pet must be neutered and will use designated pet areas only. Pets will not be allowed in any designated areas unless accompanied by a responsible person and is restrained on a leash or similar device.
9. A visiting pet will no be allowed accommodations for a period longer than fourteen (14) days and nights.
10. A pet owner must comply with all Griffin Housing Authority, Spalding County, State of Georgia and Federal Regulations on animal regulatory laws.
11. A pet owner is in violation of the city ordinance on animal control when his or her animal causes objectionable noises, destroy or damages the property of others.
12. When litter boxes are in use, the pet owner will not change the litter more than twice each week and will separate pet waste litter when disposing of same.
13. Inspections other than those permitted under the lease can be made after proper notification and during reasonable hours if a complaint is received in writing and the Griffin Housing Authority has reasonable grounds to believe that a nuisance or threat to health and safety of the occupants of the dwelling or surrounding areas.
14. In the event of a pet rule violation, the pet owner will have ten (10) days from date of service of notice to correct the violation, to remove the pet or to make a written request for a meeting to discuss said violations, but not to exceed fifteen (15) days from effective date of service of the notice. Failure to correct

the violation or to request a meeting or to appear at a requested meeting may result in termination of tenancy.

15. If a pet is removed due to the death or incapacity of the pet owner and the two responsible parties are contacted and are unwilling or unable to remove the pet, or cannot be contacted, the pet will be removed and placed in a pet facility for a period not to exceed thirty (30) days. The cost of the animal care shall be borne by the pet owner or his or her estate.

16. All conditions must be met and lease signed before admitting said pet to the dwelling unit.

I, _____, having duly read the above pet rules, understand and agree to comply with said rules as long as I retain a pet on the Housing Authority premises.

TENANT'S
SIGNATURE: _____

WITNESS: _____

PET INFORMATION: Type of Pet: _____
Weight: _____
DATE APPROVED: _____

IMMUNIZATION RECORD: Type: _____
Date: _____

PERSON(S) TO CONTACT TO CARE FOR PET IN OWNERS ABSENCE:
Name: _____
Address: _____
Phone: (____) _____

Name: _____
Address: _____
Phone: (____) _____

COMMENTS OR SPECIAL CONDITIONS: _____

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) **Pursuing asset revitalization to include asset development**
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) **ga061e02**
Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other:

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) An appointment of Eula Reddings was made by the Mayor of Griffin in January 1999 and is for a five-year term.
 - 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) The representative was selected by the Mayor of the City of Griffin

C. Statement of Consistency with the Consolidated Plan

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

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

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

The Consolidated Plan for the City of Griffin identifies needs for housing based on the lack of availability that is affordable within the City. The Plan identifies pocketed areas where new affordable construction would be a priority as single-family homeownership opportunities are virtually non-existent within the areas surrounding the GHA housing developments.

The Plan also indicates a lack of affordable, available rental housing. While rental rates were

below state averages high vacancy rates are still apparent and the lack of quality affordable housing in the city.

The City of Griffin prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of Public Housing Program (Conventional) the Griffin Housing Authority (GHA) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the GHA maintains these units to a high standard, which helps assure that the City has quality affordable rental dwellings available for residents needing government subsidized housing. The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons.

The GHA has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

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

The Consolidated Plan for Griffin, Georgia supports the GHA Five-Year Plan and Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the City will require improved coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all residence of the City receive a safe and comfortable living environment. These commitments are components of the GHA Five-Year Plan as they are grounded in the mission statement of the Agency.

D. Other Information Required by HUD

Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan

The Housing Authority of Griffin, Georgia in the submission of the FY2002 Annual Plan has not deviated or significantly amended the goals and objectives established through the FY 2000-2004 Five-Year Plan. The GHA will consider the following to be changes in the Agency Plan necessary and sufficient to require a full review by the RAB and by the City for a public hearing before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than twenty percent (20%) or \$70,000 of the CFP Annual Budget for that year.

In setting the above criteria, the Griffin Housing Authority intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The Griffin Housing Authority has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The GHA will also consider the following events to require a public process before amending such changes to its Agency Plan.

- ❑ changes to rent or admissions policies or organization of the waiting list;
- ❑ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year 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.

The Griffin Housing Authority acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

The Griffin Housing Authority did not have any significant changes to the FY 2002 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

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

Section 4: Certifications

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

All certifications have been forwarded to HUD as per regulation. Certifications forwarded include:

- HUD Form 50070
- HUD Form 50071
- HUD Form LLL
- PHA Certification of Compliance with the PHA Plans and related regulations
- State Certification

Attachments

ga061a02.(Attachment A) Deconcentration and Income Mixing Certification
Deconcentration Policy

ga061b02 (Attachment B) Recommendations and Comments from
Resident Advisory Board

ga061c02.(Attachment C) FY2002 Capital Fund Program Annual Statement

ga061d02 (Attachment D) Annual Plan Performance & Evaluation Statements
FY1999, FY2000, FY 2001

ga061e02 (Attachment E) Capital Fund Program 5-Year Plan for Modernization

ga061a02 Attachment A: Deconcentration and Income Mixing

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 income of all such developments? If no, this section is complete. The Griffin Housing Authority has reviewed and conducted a thorough analysis of all developments in July 2001. The data indicated two GHA developments have average incomes above or below 85% to 115% of the average incomes for all developments. The agency has developed a comprehensive deconcentration plan which will target the affected developments. The Deconcentration Plan is included with this attachment.

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)]
Meriwether Homes	120	Average Monthly income is \$505.24 which is below 85% of the average incomes of all developments.	As units become available higher income families will be targeted to move into the Meriwether development.
Fairmont Homes	80	Average monthly income is \$623.33 which is above 115% of the average income of all developments.	As units become available lower income families will be targeted to move into Fairmont Homes.

ATTACHMENT A

ADMISSIONS POLICY FOR DECONCENTRATION

Overview

Section 513 of the Quality Housing and Work Responsibility Act (QHWRA), enacted October 21, 1999 requires Public Housing Agencies to submit with their Annual Plan an admissions policy designed to provide for deconcentration of poverty and income mixing in public housing developments. The policy

must be designed to bring lower income residents into higher income developments and higher income residents into lower income developments.

The Final Rule on Public Housing Agency Plans published in 24 CFR Part 903 requires that Public Housing Agencies determine and compare the relative tenant incomes of each development occupied predominantly by families with children by determining the average household income in all such developments combined and define higher income developments as those with where the average family income is over this average and lower income developments as those where the average family income is under this average. Public Housing Agencies are then required to consider what admissions policies or incentives, if any, will be needed to bring higher-income families into lower-income developments and vice versa.

The Griffin Housing Authority has completed such an analysis and reports that the analysis shows that there are two properties that exceed or fall below the average income for predominantly family properties. Meriwether Homes (GA61-01) has 120 units and the average adjusted monthly income is \$505.24 which falls below 85% of the average incomes for all developments. Also Fairmont Homes (GA61-02) has 80 units and the average adjusted monthly income is \$623.33 which falls above 115% of the average incomes for all developments.

An analysis of the waiting list shows that over 93% of the families on the waiting list have an adjusted family income of less than 30% of median. Therefore, wait list manipulation policies will have somewhat of a significant impact on achieving improvement in the income mixing at GHA properties. The most effective policy that the GHA can and will pursue in order to improve the income mix at GHA properties will be to redouble its efforts to help as many current residents as possible to work towards self sufficiency in pursuing training opportunities and overcoming barriers to successful employment. De-facto housing discrimination policies in the South attributed to lower income residents being targeted for one development and the majority of these residents were minorities as well.

The GHA will consistently review the waiting list and insure that income targeting does occur in assignment of units. As indicated when a lower income family is the next on the list for a unit they will be offered Fairmont Homes and a higher income family will be offered the Meriwether Development. If the family refuses the unit they will be placed at the bottom of the waiting list.

ga061b02 Recommendations and Comments from the Resident Advisory Board.

As the GHA has three (3) developments, three (3) residents were originally appointed to the GHA-Wide Resident Advisory Board (RAB) and included Eula Redding, Mary Mathis and Blanche Thompson. On 04/01/01 the three representatives elected consisted of Helen Loggins, Eula Reddings, and Andrea Shadd. Each representative was selected through a volunteer method to represent their respective development. One (1) representative Andrea Shadd moved just prior to the GHA Annual Plan meeting and that position will be filled by October 30, 2002. To ensure adequate representation and input into the formulation of the Annual Plan, three (3) meetings were held specifically for residents of all three (3) developments. Sixteen (16) residents and a member of the local press attended the final meeting facilitated by the Family Self Sufficiency Coordinator (FSS). The President of the Resident Advisory Board (RAB) did participate in this meeting. This individual is also a GHA Commissioner. A copy of the roster of attendees is being retained at the GHA office for supporting documentation and is available for review.

During this meeting the residents discussed several issues of concern but did not address any issues in reference to revisions to the FY 2002 Annual Plan. The GHA reviewed all of the comments received, but decided that the information received was not relevant to the Annual Plan and therefore, was not sufficient to warrant an adjustment to the activities or budgeted line items. Overall, the meeting was very positive and the residents indicated they were pleased with the items contained in the Plan. A sign-in sheet and summary of the meeting is being retained on file at the GHA for supporting documentation.

Attachments FOR CAPITAL FUND TABLES

- | | |
|-------------------------|--|
| ga061c02.(Attachment C) | FY2002 Capital Fund Program Annual Statement |
| ga061d02 (Attachment D) | Annual Plan Performance & Evaluation Statements
FY1999, FY2000, FY 2001 |
| ga061e02 (Attachment E) | Capital Fund Program 5-Year Plan for Modernization |

ent/Performance and Evaluation Report
 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Griffin Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06PO6170602 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 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	\$35,500			
3	1408 Management Improvements	\$71,000			
4	1410 Administration	\$35,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	127,779			
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	\$355,279.00			
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security –Soft Costs	0			
25	Amount of Line 1460 related to Security-- Hard Costs	0			
26	Amount of line XX Related to Energy Conservation Measures				

ga061c02Annual 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 Griffin Georgia			Grant Type and Number Capital Fund Program No: GA06PO6170602 Replacement Housing Factor No: formtext			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 1408	3/31/04			09/30/05			
PHA WIDE 1410	3/31/04			09/30/05			
PHA WIDE 1430	3/31/04			09/30/05			
GA061-01 1450	3/31/04			09/30/05			
GA061-02 1450							
GA061-01 1460	3/31/04			09/30/05			
GA061-02 1460							

ga061d02 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Griffin Housing Authority		Grant Type and Number Capital Fund Program Grant No:GA06PO6170699 formtext Replacement Housing Factor Grant No: formtext		Federal FY of Grant: 1999	
formcheckbox Original Annual Statement formcheckbox Reserve for Disasters/ Emergencies FORMCHECKBOX Revised Annual Statement (no: 3)Effective as of 6/30/02 submitted with Annual Plan FORMCHECKBOX Performance and Evaluation Report for Period Ending: 03/31/02 formcheckbox 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	98,000	0	98,000	53,582.38
4	1410 Administration	40,000	0	40,000	23,780.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000	0	23,892	23,892
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000	0	135,917.55	135,917.55
10	1460 Dwelling Structures	251,818	0	200,008.45	0
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	497,818	0	497,818	237,172.83
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security --Soft Costs				
25	Amount of Line XX related to Security-- Hard Costs	18,000	0	18,000	0

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

Site Improvement
Add off street parking
Install Playground Equipment

GA061-1

1450

500sy
1 set

Original

10,000
0

Revised

0
0

Funds Obligated

10,000
0

Funds Expended

10,000
0

Status

Completed
GA061-2

Replace Sidewalks
Replace Playground Equipment
Landscaping
Add off Street Parking

GA061-2

1450

600sf
1 set
80 units
500 sy
88,917.55
10,000
3,000
44,000

0
0
0
0
88,917.55
10,000
3,000
34,000

88,917.55
10,000
3,000
34,000
Completed
Completed
Completed
Completed

TOTAL FOR 1450 85,000 0 135,917.55 135,917.55

GA061-1

GA061-1
GA061-1

GA061-02
GA061-02
Dwelling Structures

Install Heating & A/C Units
Replace Range Hoods
Replace Existing Furnaces

Install Heating & A/C Units
Replace Existing Furnaces GA061-1 1460

64
64
64

5 units
76

77,940.45 40,000
59,000

23,068
0

0
0
0

0
0

77,940.45 40,000
59,000

23,068

0
0
0

0

Contracts to be awarded by 01/30/02 and completed by 09/31/02

TOTAL FOR 1460 251,818 0 200,008.45 0 completed by 09/31/02

ga061d02Annual 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 Griffin Georgia			Grant Type and Number Capital Fund Program No: GA06PO6170699 Replacement Housing Factor No: formtext			Federal FY of Grant: 1999	
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 1408	3/31/02			09/30/02		6/30/02	New Executive Director reprioritized activities as funds were not expended under former administration
PHA WIDE 1410	3/31/02			09/30/02		6/30/02	New Executive Director reprioritized activities as funds were not expended under former administration
PHA WIDE 1430	3/31/02			09/30/02		6/30/02	New Executive Director reprioritized activities as funds were not expended under former administration
GA061-01 1450 GA061-02 1450	3/31/02			09/30/02		6/30/02	New Executive Director reprioritized activities as funds were not expended under former administration
GA061-01 1460 GA061-02 1460	3/31/02			09/30/02		9/30/02	New Executive Director reprioritized activities as funds were not expended under former administration

ga061d02Annual 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 Griffin, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06PO6150100 Replacement Housing Factor Grant No: formtext		Federal FY of Grant: 2000
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formcheckbox Original Annual Statement formcheckbox Reserve for Disasters/ Emergencies FORMCHECKBOX Revised Annual Statement (revision no: 2) Effective as of 6/30/02 Submitted with Annual Plan
FORMCHECKBOX Performance and Evaluation Report for Period Ending: 03/31/02 formcheckbox 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				0
3	1408 Management Improvements	94,000	0	94,000	
4	1410 Administration	47,000	0	47,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	0	27,000	3,804
8	1440 Site Acquisition				
9	1450 Site Improvement	48,000	0	48,000	0
10	1460 Dwelling Structures	219,034	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				

12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	36,068	0	0	0
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	471,102	0	216,000	3,804
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security--Soft Costs				
25	Amount of Line XX related to Security-- Hard Costs	18,000	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part II: Supporting Pages					
PHA Name: Griffin Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06PO6150100 Replacement Housing Factor Grant No: formtext		Federal FY of Grant: 2000	
Development No.			Total Estimated Cost	Total Actual Cost	
Name/HA-Wide General Description of Major Work .	Funds Funds	Activities Categories Dev. No	Acct No. Quantity Original Revised	Obligated Expended Status of Work	PHA WIDE
Management Improvements 1408	FSS	Coordinator			
Resident Programs/Computer Upgrade					

Security
Staff Computer Training
Staff Training / Technical Assistance 1
1
1
1
1 29,000
10,000
18,000
12,000
25,000 0 29,000
10,000
18,000
12,000
25,000
0

0
0
0
0 Completed by -6/30/03 TOTAL FOR 1408 94,000 0 94,000 0 PHA WIDE Administration 1410 Clerk
Administrative. Assist.
Bid and Advertisement 1
1
1 20,000
25,000
2,000 20,000
25,000
2,000 0
0 Completed by 6/30/03 TOTAL FOR 1410 47,000 0 47,000 0 PHA WIDE Fees and Costs 1430 A/E Fees
Capital Fund Update 1
1 23,000
4,000 23,000
4,000 3,804
0

Completed by 06/30/03 anticipate bid 6/01/02 TOTAL FOR 1430 27,000 0 27,000 3,804

GA061-1

Site Improvements

GA061-1

1450 Replace or repair sidewalks
and parking lots All
600sy 24,000 0 24,000 0 Completed by 03/31/03 anticipate bid 3/31/02 GA061-02 Replace or repair sidewalks
And parking lots All 600sy 24,000 0 24,000 0 Completed by 03/31/03 anticipate bid 3/31/02 TOTAL FOR 1450 48,000 0 48,000 0 GA061-1 Dwelling Structures GA061-1 1460
Install Heating or replace furnaces 70 units 150,000 0 150,000 0 Completed by 03/31/03
Anticipate bid 3/31/02 GA061-2 Install Heating and AC Units GA061-2 1460 16 units 69,034 0 69,034 0 Completed by 03/31/03 anticipate bid
3/31/02 TOTAL FOR 1460 219,034 0 219,034 0 GA061-1 Non-Dwelling Equipment GA061-1 1475 Playground equipment
Upgrade maintenance machinery
and tools 1 set 6,068
30,000 0
0 6,068
30,000 0 Completed by 03/31/03 anticipate bid 3/31/02 TOTAL FOR 1475 36,068 0 36,068

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 Griffin Georgia	Grant Type and Number Capital Fund Program No: GA06PO6150100 Replacement Housing Factor No: formtext	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	
							Activities reprioritized as sidewalk repair was a necessity in FY 1998 and FY 1999 budgets.
PHA WIDE 1408	9/30/02		3/31/02	3/31/03	6/30/03		
PHA WIDE 1410	9/30/02		3/31/02	3/31/03	6/30/03		
PHA WIDE 1430	9/30/02		3/31/02	3/31/03	6/30/03		
GA061-01 1450	9/30/02		3/31/02	3/31/03	9/30/03		
GA061-02 1450	9/30/02		3/31/02	3/31/03	9/30/03		
GA061-01 1460	9/30/02		9/30/02	3/31/03	9/30/03		
GA061-02 1460	9/30/02		9/30/02	3/31/03	9/30/03		
GA061-01 1475	9/30/02		9/30/02	3/31/03	9/30/03		

ga061d02Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority Of Griffin, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06PO6150101 Replacement Housing Factor Grant No: formtext			Federal FY of Grant: 2001
FORMCHECKBOX Original Annual Statement formcheckbox Reserve for Disasters/ Emergencies formcheckbox Revised Annual Statement (revision no: formtext)					
FORMCHECKBOX Performance and Evaluation Report for Period Ending: 03/31/02 formcheckbox 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	94,000		0	0
4	1410 Administration	47,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	68,000		0	0
10	1460 Dwelling Structures	245,722		0	0
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 Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	481,722		0	0
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security--Soft Costs				
25	Amount of Line XX related to Security--Hard Costs	18,000		0	0
26	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: Griffin Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06PO6150101 Replacement Housing Factor Grant No: formtext	Federal FY of Grant: 2001
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Development No.	Name/HA-Wide General Description of Major Work .	Funds Funds	Activities Categories	Dev. No	Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	PHA WIDE
	Management Improvements 1408		Family Self Sufficiency							
			Resident Programs							
			Security							
			Computer Training							
			Staff Training/ Technical Assis.			1				
						1				
						1				
1 29,000										
20,000										
18,000										
2,000										
							25,000 0			
							0			
							0			
							0			
	0 Completed by 3/31/04	TOTAL FOR 1408				94,000 0			PHA WIDE Administration 1410	Clerk of the Works
									Administrative. Assist.	
									Bid and Advertisement	
									1	
							1 10,000			
							25,000			
							12,000 0			
							0			
	0 Completed by 3/31/04	TOTAL FOR 1410				47,000 0			PHA WIDE Fees and Costs 1430	A/E Fees
									Capital Fund Update	
							1 23,000			
							4,000 0			

0 Completed by 3/31/04 TOTAL FOR 1430 27,000 0

GA061-1

Site Improvements

GA061-1

1450 Replace driveways/sidewalks

Landscaping
120 units
120 units
20,000
10,000
0

0 Completed by 3/31/04 GA061-02 Replace driveways/sidewalks

Landscaping
80 units
80 units
28,000
10,000
0

0 Completed by 3/31/04 TOTAL FOR 1450 68,000 0

GA061-1 Dwelling Structures GA061-1 1460 Install half gable (shed -type roof) over porches
60 units 73,000 0 GA061-2 Dwelling Structures GA061-2 1460 Install Heating and replace furnaces
Install half gable (shed- type roof) over porches 80 units
60 units 100,000
72,722 0

0 TOTAL FOR 1460 245,722 0

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 Griffin Georgia		Grant Type and Number Capital Fund Program No: GA06PO6150101 Replacement Housing Factor No: formtext			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 1408	06/30/03			3/31/04			
PHA WIDE 1410	06/30/03			3/31/04			
PHA WIDE 1430	06/30/03			3/31/04			
GA061-01 1450	06/30/03			3/31/04			
GA061-02 1450	06/30/03			3/31/04			
GA061-01 1460	06/30/03			3/31/04			
GA061-02 1460	06/30/03			3/31/04			

Capital Fund Program Five Year Action Plan

ga061e02

PHA Name Griffin Housing Authority		FORMCHECKBOX Original 5-Year Plan FORMCHECKBOX Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statement				
PHA WIDE Operations		35,500	35,500	35,500	35,500
Management Imp Administration		71,000	71,000	71,000	71,000
Fees and Costs		35,500	35,500	35,500	35,500
Site Improvements GA061-01 GA061-02 GA061-05		40,000	50,000	50,000	50,000
GA061-01 Dwelling Str.				77,779	127,779
GA061-02 Dwelling Str.			127,779		
GA061-05 Dwelling Str.		137,779		50,000	
CFP Funds Listed for 5-year planning		\$355,279.00	\$355,279.00	\$355,279.00	\$355,279.00

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: 2003			Activities for Year(3) _ FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-WIDE	Operations	35,500	PHA-WIDE	Operations	35,500
		Asset Revitalization	20,000		Asset Revitalization	20,000
		Computer Upgrades	15,500		Computer Upgrades	15,500
	PHA-WIDE	Management Imp.	71,000	PHA-WIDE	Management Imp.	71,000
		Resident Initiatives (FSS and Programs)	40,000		Resident Initiatives (FSS and Programs)	40,000
		Staff Training/Tech.Assist.	31,000		Staff Training/Tech.Assist.	31,000
	PHA-WIDE	Administration	35,500	PHA-WIDE	Administration	35,500
		Clerk of the Works	20,000		Clerk	20,000
		Adm. Assist	15,500		Adm. Assist	15,500
	PHA-WIDE	Fees and Costs	35,500	PHA-WIDE	Fees and Costs	35,500
		A/E Fees	31,500		A/E Fees	31,500
		Capital Fund Update	4,000		Capital Fund Update	4,000
	GA061-01	Site Improvements	40,000	GA061-01	Site Improvements	50,000
	GA061-02	LBP Abatement and Post		GA061-02	LBP Abatement and Post	
	GA061-05	Testing		GA061-05	Testing	
	GA061-05	Dwelling Structure	137,779	GA061-02	Dwelling Structures	127,779
		Install A/C Units	70,000		Replace Counter Tops	60,000
		Replace Counter Tops	67,779		Replace Flooring	67,779
Total CFP Estimated Cost			355,279	355,279		

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

Activities for Year (4) _____ FFY Grant: 2005 PHA FY: 2005			Activities for Year: (5) _____ FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	Operations	35,500	PHA WIDE	Operations	35,500
	Asset Revitalization	20,000		Asset Revitalization	20,000
	Computer Upgrades	15,500		Computer Upgrades	15,000
PHA-WIDE. Management Imp. Resident Initiatives					
Staff Training/Tech.Assist. 71,000 40,000					
31,000 PHA-WIDE Management Imp Resident Initiatives					
Staff Training/Tech.Assist.	71,000			Administration	35,500
	40,000			Clerk of the Works	20,000
	31,000			Adm. Assist	15,500
	Administration	35,500		Fees and Costs	35,500
	Clerk of the Works	20,000		A&E Fees	31,500
	Adm. Assist	15,500		Capital Fund Update	4,000
	Fees and Costs	35,500	GA061-02	Site Improvements	50,000
	A&E Fees	31,500		Install Retaining Wall	20,000
	Capital Fund Update	4,000		Replace Sidewalks	30,000
GA061-02	Site Improvements	50,000		Dwelling Structures	127,779
GA061-01	Repair sidewalks		GA061-01	Replace Cabinets	77,779
GA06105			GA061-05	Replace Flooring	50,000
GA061-01	Dwelling Structures	127,779			
	Replace Cabinets and Counter tops				
Total CFP Estimated Cost		355,279			355,279