

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002
Five Year Plan 2002-2006

Villa Rica Housing Authority

**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: Villa Rica Housing Authority

PHA Number: GA107

PHA Fiscal Year Beginning: (07/2002)

PHA Plan Contact Information:

Name: Mr. Dick Chambers

Phone: (770) 459-3112

TDD:

Email (if available):

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

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

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

The Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, planned Capital Fund Program expenditures for FFY2002-2006 and a performance report on the FFY2001 and 1998 Capital Fund Program expenditures. In addition to the above, the Authority has also completed a conversion to tenant-based assistance analysis as required by HUD. A complete listing of the information provided in the Agency Plan Annual Update is provided on the previous page in the Table of Contents.

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

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

The Authority has reviewed the current Goals and Objectives stated in the initial Five-Year Plan. Some of the Goals were deleted because they were not realistic due to the staff size and funding levels of the Authority. The changes can be found in Attachment D of this document.

The Authority is also revising the FY2001 Capital Fund Program Annual Statement. The revision can be found in Attachment ga107b01.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$253,750

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment ga107a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga107a01.

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Georgia)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

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

To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

- ⌚ Changes to rent or admissions policies or organization of the waiting list.
- ⌚ Additions of non-emergency work items over \$100,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- ⌚ Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment A

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Initial Conversion Analysis	Attachment F

Attachment B

Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Betty Vonkleeck

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): One year term expires July 1, 2002.

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

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member:

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

Attachment C

Membership of the Resident Advisory Board or Boards

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

Betty Vonkleeck GA107-1

Darryl Farr GA107-3

Lagusta Ackey GA107-4

Deborah Medlin GA107-5

Attachment D

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

Goal #1: Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

OBJECTIVES

- ⌚ The Board of Commissioners will establish a Board Redevelopment Committee to protect the financial, re-development and expansion interests of the VRHA.
- ⌚ The Board Redevelopment Committee will develop a primary agenda that will lead the VRHA to financial independence.
- ⌚ The Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the VRHA's role in the community.
- ⌚ The Maintenance Superintendent will develop facilities management and maintenance patterns which ensure quality curb appeal and amenities with existing properties to establish respect from the City government, and civic and community organizations.
- ⌚ The Maintenance Superintendent and the Executive Director will research alternative redevelopment opportunities and consult with professional resources to consider potential funding sources. This will include researching the maintenance methodologies implemented by the "model" housing competitors in the area.

Progress: The Authority has placed the construction of a Maintenance Facility in the CFP Five-Year Plan. This will allow the Authority's maintenance program to become more streamlined and efficient.

Goal #2: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

OBJECTIVES

- ⌚ The Board of Commissioners will establish priorities for the VRHA in removing the stigma from the communities through supportive marketing efforts and establishing preferences that will best suit the residents of the city.
- ⌚ The VRHA staff, in consultation with the Resident Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development.
- ⌚ The role of residents in achieving maximum neighborhood appeal will be established.
- ⌚ The Executive Director and the VRHA staff will develop methods of enforcing model neighbor standards, marketing strategies and a marketing plan for future success.
- ⌚ The Board, the Executive Director and the Maintenance Department will initiate, implement, and maintain a preventive maintenance and landscaping plan which includes upgrading the Central Office, Community Rooms and all developments with seasonal flower planting and creating attractive and consistent signage for the properties.

Progress: The Authority has placed landscaping in the Capital Fund Program budget. This help to maintain the overall appearance of the Authority's grounds.

The Resident Advisory Board is in the process of developing a strategy to get residents involved in maintaining the appearance of their neighborhood.

The Capital Fund Program objectives have been discussed with the resident Advisory Board and their input was taken into consideration.

Goal #3 **The VRHA will enhance the attractiveness of its housing stock in order to compete with open market rental properties within the community.**

Objectives

- 🕒 Monthly, the Executive Director will report to the Board on the status of the working drawings on all existing projects.
- 🕒 The Executive Director will implement a program at each development that will encourage residents to be proud of the environment and to take good care of the units.
- 🕒 The Executive Director will prepare and report to the Board a preliminary budget for converting large developments into smaller attractive communities.
- 🕒 The Executive Director will present to the Board of Commissioners the preliminary plans for remodeling and improving the interior and exterior of all of the developments.

Progress: **The Executive Director keeps the Board of Commissioners informed on ongoing work projects by presenting an update in the monthly Board meeting.**

The Executive Director has discussed the Five-Year Capital Fund Plan with the Board and received their approval.

Goal #4 **The VRHA shall strive to achieve its potential as an organization.**

Objectives

- 🕒 The Board and the Executive Director will develop a communication process for the timely sharing of information, plans and future programs.
- 🕒 The Board will review the bylaws and determine if they should be revised.
- 🕒 The Board of Commissioners and Executive Director will select a consulting firm to conduct strategic planning work sessions with the Board and the Executive Director.
- 🕒 The Executive Director will have developed program budgets and a consolidated budget for the Authority.
- 🕒 By 2001, and monthly thereafter, the Executive Director will present to the Board with the projected budget and actual expenditures for each program and for the Authority as a whole.

Progress: **Due to the small size of the Villa Rica Housing Authority, this Goal has been eliminated. While the Authority will continue to strive to reach its potential as an organization, management has decided to focus on the other Goals and Objectives.**

Goal #5 **The Villa Rica Housing Authority shall develop and implement a plan for economic independence.**

Objectives

- 🕒 The Executive Director will review and analyze the Authority's strategies toward economic self-sufficiency.
- 🕒 The Executive will report the results of the review on strategies toward economic self-sufficiency to the Board of Commissioners and discuss the possibility of hiring a consultant to seek alternatives for financial independence.
- 🕒 The Consultant will develop a Cost Allocation Plan to identify operational costs for each project and to identify which projects can become self-sufficient.
- 🕒 The Executive Director will explore at least one entrepreneurial option to increase revenue.

Progress: **The Authority has reviewed the idea of becoming economically independent and does not feel that the Goal is obtainable at this time. The Authority will continue to explore ways to reduce the dependence on HUD funds.**

Attachment E

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

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

<u>Section:</u>	<u>Score</u>
Maintenance and Repairs	89%
Communications	70%
Safety	75%
Services	91%
Neighborhood Appearance	79%

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

Communications

GOAL: To improve the quality of communication to all residents.

ACTION: Meet with the Resident Advisory Board and discuss their concerns regarding any of the sections outlined in the Survey pertaining to communication. Meet with the staff periodically to discuss the importance of communication. The Housing Authority will strive to continue to improve the quality of service we provide and address the issues brought forth by the Advisory Board. The Authority shall achieve a level of customer satisfaction that gives the Agency the highest possible score in this element of the Public Housing Assessment System. This will be an on-going process.

Safety

GOAL: To address the concern of residents pertaining to safety and security outlined in the Resident Service and Satisfaction Survey; develop programs that focus on improving security.

ACTION: The Authority will work with local law enforcement agencies to increase the presence of security. The Authority will also meet with the Resident Advisory Board to discuss what actions can be taken to make the developments safer for all families.

Attachment F

Deconcentration Analysis

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

Development	Average Income	Authority Average Income	Percentage
GA107-1	\$9,717	\$10,412	93.3%
GA107-2	\$8,722	\$10,412	83.8%
GA107-3	\$13,250	\$10,412	127.3%
GA107-4	\$9,822	\$10,412	94.3%
GA107-5	\$10,548	\$10,412	101.3%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows there are two developments that fall out of this range.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
GA107-2	8	Small number of units	
GA107-3	40	Three large incomes affect average	

Attachment G

Initial Conversion Assessment Analysis

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

5

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

0

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

One assessment per development.

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

Development Name	Number of Units
None	

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

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

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

PHA Name: Villa Rica Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P10750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$50,750.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$92,000.00			
10	1460 Dwelling Structures	\$111,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$253,750.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Villa Rica Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P10750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Fund	1406	20%	\$50,750.00				
	Subtotal 1406			\$50,750.00				
	Site Improvements							
GA107-1,2,3,4	Gas Conversion- Turning Gas Lines Over to Georgia Gas Light	1450	LS	\$75,000.00				
PHA-Wide	Landscaping	1450	LS	\$17,000.00				
	Subtotal 1450			\$92,000.00				
	Dwelling Structures							
GA107-1	Install Air Conditioning	1460	30 units	\$60,000.00				
GA107-2	Install Air Conditioning	1460	8 units	\$16,000.00				
GA107-5	Install Air Conditioning	1460	28 units	\$35,000.00				
	Subtotal			\$111,000.00				
	Grant Total			\$253,750.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Villa Rica Housing Authority		Grant Type and Number Capital Fund Program No: GA06P10750102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12/31/03			6/30/05			
GA107-1	12/31/03			6/30/05			
GA107-2	12/31/03			6/30/05			
GA107-3	12/31/03			6/30/05			
GA107-4	12/31/03			6/30/05			
GA107-5	12/31/03			6/30/05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Villa Rica Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
PHA-Wide	Annual Statement	\$97,750	\$253,750	\$253,750	\$253,750
GA107-1		\$0	\$0	\$0	\$0
GA107-2		\$0	\$0	\$0	\$0
GA107-3		\$80,000	\$0	\$0	\$0
GA107-4		\$0	\$0	\$0	\$0
GA107-5		\$76,000	\$0	\$0	\$0
CFP Funds Listed for 5-year planning		\$253,750	\$253,750	\$253,750	\$253,750
Replacement Housing Factor Funds					

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

PHA Name: Villa Rica Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P10750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/01 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	\$50,750.00		\$50,750.00	\$50,750.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$188,372.00		\$188,372.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,628.00		\$14,628.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$253,750.00		\$253,750.00	\$50,750.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Villa Rica Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P10750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		\$50,750.00	\$50,750.00	\$50,750.00	\$50,750.00	
	Subtotal 1406			\$50,750.00	\$50,750.00	\$50,750.00	\$50,750.00	
GA107-1	Install Central Air Conditioning	1460	30 Units	\$45,990.00	\$0.00	\$0.00	\$0.00	
GA107-1	Replace Floor Tile	1460	5 Units	\$0.00	\$10,000.00	\$10,000.00		
GA107-2	Install Central Air Conditioning	1460	8 Units	\$12,264.00	\$0.00	\$0.00	\$0.00	
GA107-3	Install Central Air Conditioning	1460	40 Units	\$61,320.00	\$0.00	\$0.00	\$0.00	
GA107-3	Replace Floor Tile	1460	5 Units	\$0.00	\$10,000.00	\$10,000.00		
GA107-4	Replace Kitchen Cabinets	1460	25 Units	\$20,000.00	\$37,500.00	\$37,500.00	\$0.00	
GA107-4	Install HVAC	1460	25 Units	\$0.00	\$100,000.00	\$100,000.00		
GA107-5	Install Central Air Conditioning	1460	12 Units	\$18,398.00	\$0.00	\$0.00	\$0.00	
GA107-5	Replace Kitchen Cabinets	1460	18 Units	\$30,400.00	\$30,872.00	\$30,872.00	\$0.00	
	Subtotal 1460			\$188,372.00	\$188,372.00	\$188,372.00	\$0.00	
PHA-Wide	Refrigerators and Stoves	1465.1	50	\$14,628.00	\$14,628.00	\$14,628.00	\$0.00	
	Subtotal 1465.1			\$14,628.00	\$14,628.00	\$14,628.00	\$0.00	
	Grant Total			\$253,750.00	\$253,750.00	\$253,750.00	\$50,750.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Villa Rica Housing Authority	Grant Type and Number Capital Fund Program No: GA06P10750101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/03			6/30/04			
GA107-1	6/30/03			6/30/04			
GA107-2	6/30/03			6/30/04			
GA107-3	6/30/03			6/30/04			
GA107-4	6/30/03			6/30/04			
GA107-5	6/30/03			6/30/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Villa Rica Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P10790898 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/01
 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	\$35,612.29		\$35,612.29	\$35,612.29
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$76,198.00		\$76,198.00	\$76,198.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$18,866.00		\$18,866.00	\$18,866.00
10	1460 Dwelling Structures	\$692,119.71		\$692,119.71	\$692,119.71
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$36,000.00		\$36,000.00	\$36,000.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$858,796.00		\$858,796.00	\$858,796.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Villa Rica Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P10790898 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		\$149,952.00	\$35,612.29	\$35,612.29	\$35,612.29	
PHA-Wide	Fees and Costs	1430		\$76,198.00	\$76,198.00	\$76,198.00	\$76,198.00	
GA107-2 & 3	Site Improvements	1450		\$0.00	\$18,866.00	\$18,866.00	\$18,866.00	
GA107-1, 2, 3 & 4	Replace exterior doors and windows Renovate Kitchens in 47 Apartments Renovate Bathrooms in 16 Apartments Electrical Renovate in 48 Apartments. Replace Porch Columns in 46 Apartments.	1460		\$632,646.00	\$692,119.71	\$692,119.71	\$692,119.71	
GA107-2 & 3	Demolition	1485		\$0.00	\$36,000.00	\$36,000.00	\$36,000.00	
Grant Total				\$858,796.00	\$858,796.00	\$858,796.00	\$858,796.00	

