

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

Macon Housing Authority Agency Plan

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

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: Macon Housing Authority

PHA Number: GA-007

PHA Fiscal Year Beginning: 01/2003

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007

[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal One: Operate the Macon Housing Authority's Public Housing and Section 8 programs to industry standards.

- 1. Obtain no less than "Standard Performer" designation based on the Public Housing Assessment System (PHAS).**
- 2. Obtain no less than "Standard Performer" designation based on the Section 8 Management Assessment Program (SEMAP).**
- 3. Operate all Federally funded housing programs with no unresolved review findings carried over between reviews.**
- 4. Operate all MHA programs in compliance with all applicable fair housing and equal opportunity regulations.**
- 5. Maintain a Section 8 Administration Plan and a Public Housing Admissions and Continued Occupancy Policy in compliance with current regulations.**

Goal Two: Provide Homeownership opportunities for low and moderate-income families.

- 1. Use MHA's powers of eminent domain to assist non-profit developers in their efforts to provide first time home ownership.**
- 2. Conclude and close out the HOPE 3 Program.**
- 3. Operate 5(h) program in accordance with 5(h) Plan.**
- 4. Perform feasibility analysis for possible Section 8 homeownership program, to be followed by program design if feasible.**

Goal Three: Operate MHA's federally funded housing programs in a fiscally responsible manner.

- 1. Maintain PH operating reserves at a level of at least 30% of one year's total routine expenditures.**
- 2. Maintain Section 8 Administrative operating reserve to HUD standard levels.**
- 3. Operate without any unresolved fiscal audit findings carried over between fiscal audits.**

Goal Four: Provide a safe living environment in MHA Public Housing neighborhoods.

- 1. Operate remaining PHDEP funding in accordance with HUD approved plan.**
- 2. Maintain drug related criminal activity in MHA neighborhoods below 1990 baseline, as measured by drug arrests of residents, total drug arrests on premises and drug related evictions.**
- 3. Provide opportunities for social and economic development, leading to increased self-sufficiency and independence for families, seniors and the handicapped.**
- 4. Operate the Family Self-Sufficiency Program for Public Housing residents and Section 8 residents.**
- 5. Maintain on-site services leases and MOAs with at least twenty agencies.**
- 6. Operate the Family Investment Center so as to offer the services of at least ten agencies to 1,000 people per year.**
- 7. Develop and maintain viable Resident Associations in all non-scattered MHA sites. Objective is accomplished when ten sites meet MHA funding criteria.**

Goal Five: Impact homelessness.

- 1. Maintain local homeless preference system and referral MOAs with local agencies.**

Goal Six: Maintain the Public Housing physical plant in satisfactory condition.

- 1. Obtain PHAS unit inspection score of no less than 20 points.**
- 2. Complete all preventive maintenance routines in accordance with system plan.**
- 3. Complete 99% of emergency work requests within 24 hours.**
- 4. Complete 90% of non-emergency work orders before year-end.**
- 5. Expend Comprehensive Grant Program Funds within four years of award.**

Annual PHA Plan
PHA Fiscal Year 2003

[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.

Not required under PIH Notice 99-51

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration – **Attachment A (ga007a01)**
- FY 2003 Capital Fund Program Annual Statement – **Attachment B (ga007b01)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan – **Attachment C (ga007c02)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **Attachment D (ga007d02)**
- Other (List below, providing each attachment name)
 - Attachment E (ga007e01)** – Statement of Progress in Meeting the 5-Year Plan Mission and Goals
 - Attachment F (ga007f01)** – Deconcentration and Income Mixing
 - Attachment G (ga007g01)** – Voluntary Conversion Required Initial Assessment
 - Attachment H (ga007h01)** – Announcement of Membership of the Resident Advisory Board (RAB)
 - Attachment I (ga007i01)** – Resident Membership of the PHA Governing Board
 - Attachment J (ga007j01)** – Definition of Substantial Deviation and Significant Amendment or Modification
 - Attachment K (ga007k01)** – Section 8 PHA Project-Based Assistance
 - Attachment L (ga007l01)** – Pet Policy Summary
 - Attachment M (ga007m01)** – 2000 P&E Report
 - Attachment N (ga007n01)** – 2001 P&E Report
 - Attachment O (ga007o01)** – RASS Remedial Action Plan

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
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	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
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	Public housing rent determination policies, including the methodology 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
XX	Schedule of flat rents offered at each public housing	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	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
XX	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
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
XX	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	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
XX	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)
XX	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	7,044	5	3	5	1	1	1
Income >30% but <=50% of AMI	3,366	3	3	5	1	1	1
Income >50% but <80% of AMI	3,671	1	3	3	1	1	1
Elderly	3,066	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

(1990 Census information, 2000 Census is unavailable)

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	691		600
Extremely low income <=30% AMI	683	99	
Very low income (>30% but <=50% AMI)	7	1	
Low income (>50% but <80% AMI)	1	0	
Families with children	260	38	

Housing Needs of Families on the Waiting List			
Elderly families	11	2	
Families with Disabilities	9	1	
Race/ethnicity AFAM	645	93	
Race/ethnicity CAUC	45	7	
Race/ethnicity other	1	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	449	65	269
2 BR	193	28	219
3 BR	38	6	44
4 BR	10	1	15
5 BR	1	0	5
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

(As of August 2002)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1550		400
Extremely low income <=30% AMI	1317	85	
Very low income (>30% but <=50%	186	12	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	47	3	
Families with children	1364	88	
Elderly families	43	3	
Families with Disabilities	170	11	
Race/ethnicity AFAM	1473	95	
Race/ethnicity CAUC	62	4	
Race/ethnicity other	15	1	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (local homeless definition and displaced)			

(As of August 2002)

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$5,796,120	
b) Public Housing Capital Fund	\$3,904,156	
c) HOPE VI Revitalization	\$20,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$11,810,076	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$15,045,948	Revitalization
Capital Grants	\$904,000	Repairs/Modernization
PHDEP		
3. Public Housing Dwelling Rental Income	\$1,756,000	PH Operations
4. Other income (list below)		
DCA Tax Credits	\$7,125,000	HOPE VI Mixed Financing
Miscellaneous Income	\$75,000	PH Operations
5. Non-federal sources (list below)		
Interest	\$36,000	PH Operations
Total resources	\$66,452,300	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

(As of August 2002)

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: Varies by market conditions; Usually less than one month.

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below): Site office of contract private property managers at developments with site based waiting lists

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? 3 - This will begin as soon as the proposed HOPE VI sites open.

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

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): Site office of contract private property managers at developments with site based waiting lists

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: Please note that the Annual Plan format does not allow an adequate description of the transfer mechanism. By definition, a transfer (including the overhoused and underhoused) represents a choice to give the transfer a priority over a possible admission from the waiting list. In general, MHA processes those transfers when vacancies and turnover are low, by development.

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):
Local homeless definition and expired S8 voucher

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

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement
- 2 Local homeless definition
- 3 Expired S8 voucher
- 4 Working Families

Other preferences (select all that apply)

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

Local homeless definition

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)
- Post and comment on all new policies, combined with resident meetings as needed.

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: ga007f01

Not required under PIH Notice 2001-4

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

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

If selected, list targeted developments below:

Oglethorpe Homes, Tindall Heights, all scattered sites.

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Scattered sites.

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office

- Other (list below)
Location designated by public advertisement.

(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: Extensions are given due to the tight rental market at the HUD payment standard in Bibb County

(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)
Local homeless definition and disabled referred through local agency MOU.

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

Date and Time

Former Federal preferences

- 1 Involuntary Displacement
- 2 Local homeless definition
- 2 Disabled referred through local agency MOU

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)
Local homeless definition.

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)
Flat rent families report changes in family composition at the time it occurs; changes in income are reported at recertification every three years. Income based rent families report changes in family composition and decreases in income at the time it occurs. Such families report increases in income at annual reexamination or at the times specified in the policy.

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): Survey of similar units outside the neighborhood adjusted for market differences.

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)

Not required because of High Performer status

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:

B. HUD Programs Under PHA Management

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79 (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.

Not required because of High Performer status

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name): **See Attachment B (ga007b01)**

-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 (state name): **See Attachment C (ga007c01)**

-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: Oglethorpe Homes
2. Development (project) number: GA 7-1
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: Tindall Heights

- 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:
HOPE VI revitalization of Oglethorpe Homes
HOPE VI revitalization of Tindall Heights.

- 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:	Oglethorpe Homes
1b. Development (project) number:	7-1
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	7/1/03
5. Number of units affected:	188
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/1/03 b. Projected end date of activity: 9/1/03

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

[24 CFR Part 903.7 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:	2009 Vineville (HOPE VI Replacement Housing)
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	12/31/03
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	104
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

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?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application	

(date submitted or approved:)

- 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

See Attachment G (ga007g01)

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:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description: NOT APPLICABLE

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

Not required because of High Performer status

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

Subcomponents 13A-C is not required because of High Performer status; Subcomponent 13-D is not required because of the FY2002 HUD/VA Appropriations Act

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

NOT APPLICABLE

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

NOT APPLICABLE

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

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

C. Coordination between PHA and the police

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

NOT APPLICABLE

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 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 2003 in this PHA Plan?
 Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment: ga007m01

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 FY2001

[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.

Not required because of High Performer status

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment: **ga007d01**
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below):
Capital Fund draft plan was revised based on resident group input prior to publication of the final plan.

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Macon, Georgia.

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Consolidated Plan specifically identifies the HOPE VI revitalization of Oglethorpe Homes as supportive of the City's efforts to revitalize inner city neighborhoods.

Other: (list below)

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

D. Other Information Required by HUD

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

Table Library

Admissions Policy for Deconcentration

Attachment A (ga007a01)

It is Macon Housing Authority's policy to avoid and reduce concentration of the lowest income residents in the lowest income developments. It is also Macon Housing Authority policy to insure that no less than 40% of public housing admissions are reserved for families below 30% of area median income. To these ends, management is authorized to utilize resident selection procedures in which a family is advanced ahead of others on the waiting list based on income.

The Macon Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

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

Our most recent analysis reveals that all MHA developments contain a residency with average annual incomes below 30% of AMI. For this reason, MHA has amended its ACOP to allow admissions list skipping to admit lower income families to these developments.

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

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

**Annual 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 the City of Macon, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Capital Fund Program GA06P00750103 N/A	Federal FY of Grant: FFY 2003
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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 Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$100,000			
3	1408 Management Improvements Soft Costs	\$305,000			
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$238,226			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$110,384			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$10,000			
10	1460 Dwelling Structures	\$2,162,046			
11	1465.1 Dwelling Equipment—Nonexpendable	\$18,500			
12	1470 Nondwelling Structures	\$895,000			
13	1475 Nondwelling Equipment	\$40,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$25,000			
19	1501 Collateralization Expenses or Debt Service	\$0			
20	1502 Contingency	\$0			
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$3,904,156			
22	Amount of line 21 Related to LBP Activities	\$5,000			
23	Amount of line 21 Related to Section 504 compliance	\$0			
24	Amount of line 21 Related to Security –Soft Costs	\$5,000			
25	Amount of Line 21 related to Security-- Hard Costs	\$0			
26	Amount of line 21 Related to Energy Conservation Measures	\$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: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750103 N/A		Federal FY of Grant: FFY 2003
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
PHA-WIDE	<u>OPERATIONS</u>	1406.00	L.S.	\$100,000		
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>					
	Resident Job Development	1408.00	L.S.	\$5,000		
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$5,000		
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000		
	Vacancy Reduction Program	1408.00	L.S.	\$65,000		
	Consultant fee for application for Hope VI funding	1408.00	L.S.	\$220,000		
	Security	1408.00	L.S.	\$5,000		
	Sub Total			\$305,000		
PHA-WIDE	<u>ADMINISTRATION</u>					
	Modernization Coordinator	1410.20	1	\$75,510		
	Resident Inspector	1410.20	1	\$63,400		
	Clerical	1410.10	1	\$29,400		
	Fringe Benefits	1410.19	3	\$69,916		
	Sub Total			\$238,226		
GA 7-6 Felton Homes	<u>ARCHITECTURAL FEES</u>					
	A & E Fee Costs	1430.00	L.S.	\$20,000		
GA 7-10 Anthony Homes	A & E Fee Costs (Air conditioning)	1430.00	L.S.	\$65,384		
GA 7-11 MacAfee Tower	A & E Fee Costs	1430.00	L.S.	\$25,000		
	Sub Total			\$110,384		

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750103 N/A		Federal FY of Grant: FFY 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
	<u>PHYSICAL IMPROVEMENTS</u>						
GA 7-3 Bowden Homes	Replace Hot Water Heaters	1460.00	101	\$65,650			
GA 7-4 Murphey Homes	Landscaping Improvements	1450.00	L.S.	\$5,000			
GA 7-5 Pendleton Homes	Replace Hot Water Heaters	1460.00	250	\$125,000			
GA 7-6 Felton Homes	Replace Hot Water Heaters	1460.00	100	\$65,000			
	Landscaping Improvements	1450.00	L.S.	\$5,000			
GA 7-7 Mounts Homes	Replace Hot Water Heaters	1460.00	86	\$55,900			
	Replace Electrical Service Conduit	1460.00	86	\$105,000			
GA 7-8 Davis Homes	Replace Hot Water Heaters	1460.00	58	\$37,700			
GA 7-9 Davis Homes	Replace Hot Water Heaters	1460.00	126	\$81,900			
GA 7-10 Anthony Homes	Install Air Conditioning in all Units	1460.00	190	\$1,358,786			
GA 7-11 McAfee Tower	Install carpet in dwelling units	1460.00	40	\$25,500			
	Install range hood	1460.00	40	\$8,200			
	Interior Painting	1460.00	40	\$5,600			
	Replace kitchen sinks, all waste piping for sink, commode & bath tub and faucets	1460.00	40	\$57,710			
	Replace kitchen cabinets	1460.00	40	\$40,000			
	Replace closet doors	1460.00	40	\$15,000			
	Upgrade cabs for for elevators	1475.00	2	\$40,000			
	Replace Garbage Disposal/ Compactor	1470.00	1	\$25,000			
	Renovation of Common Spaces	1470.00	L.S.	\$420,000			
GA 7-14 Scattered Sites	Replace Hot Water Heaters	1460.00	74	\$48,100			
GA 7-17 Roff/ Markwalter	Replace Hot Water Heaters	1460.00	24	\$12,000			
	Replace Roofs	1460.00	24	\$30,000			
	Replace Ranges	1465.10	24	\$6,000			
GA 7-19 Bloomfield Way	Replace Hot Water Heaters	1460.00	50	\$25,000			
	Replace Ranges	1465.10	50	\$12,500			
PHA- WIDE	Addition to Office Space	1470.00	LS	\$450,000			
	Sub Total			\$3,125,546			
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$25,000			
	GRAND TOTAL			\$3,904,156			

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

PHA Name: Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program	Federal FY of Grant: FFY 2003					
	Capital Fund Program Grant No: GA06P00750103						
	Replacement Housing Factor Grant No: N/A						
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	
<u>PHA- WIDE</u>							
Management Improvements	11/30/2004			05/30/2007			
Administration Cost	11/30/2004			05/30/2007			
Fees and Costs	11/30/2004			05/30/2007			
<u>PHYSICAL IMPROVEMENTS</u>							
Various	11/30/2004			05/30/2007			

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name The Housing Authority of city of Macon, Georgia		Original 5-Year Plan Revision No: X			
Development Number/ Name/HA-Wide	Year 1 FFY Grant : 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
<i>PHA- Wide Operations</i>	Annual Statement (Attached)	\$217,685	\$0	\$100,000	\$100,000
<i>PHYSICAL IMPROVEMENTS:</i>					
GA 7-2 Tindall Heights			Comprehensive Modernization Phase (I) \$2,097,670	Comprehensive Modernization Phase (II) \$1,871,964	Comprehensive Modernization Phase (III) \$2,415,620
GA 7-2A Tindall Heights		\$71,250			
GA 7-3 Bowden Homes		\$78,435			
GA 7-4 Murphey Homes		\$12,210	\$5,000		\$257,500
GA 7-5 Pendleton Homes			\$871,050	\$870,956	
GA 7-6 Felton Homes		\$137,500	\$5,000		\$201,500
GA 7-7 Mounts Homes		\$270,900			\$125,000
GA 7-8 Davis Homes		\$62,030		\$37,700	
GA 7-9 Davis Homes		\$4,410			\$81,900
GA 7-10 Anthony Homes		\$300,000		\$470,000	
GA 7-11 McAfee Tower		Partial Mod. \$152,010	Partial Mod. \$152,010	Partial Mod. \$152,010	Partial Mod. \$216,760
GA 7-14 Scattered Sites				\$33,300	
GA 7-15 Willingham Courts		\$168,000			
GA 7-17 Roff/ Markwalter		\$168,000			
GA 7-19 Bloomfield Way		\$350,000			\$62,500
GA 7-21 Bobby Jones/ Shakespeare		\$682,500			\$59,150
GA 7-24 Martin Place		\$196,000			
Addition to Central Office		\$200,000			
<i>TOTAL for Physical Improvements</i>		\$2,853,245	\$3,130,730	\$3,435,930	\$3,419,930
<i>Mod used for Development</i>		\$50,000		\$25,000	\$25,000
<i>A & E Fees</i>		\$360,000	\$315,000	\$20,000	\$36,000
<i>Management Improvements</i>	\$85,000	\$85,000	\$85,000	\$85,000	
<i>Administration Costs</i>	\$238,226	\$238,226	\$238,226	\$238,226	
<i>Relocation Costs</i>	\$100,000	\$135,200	\$0	\$0	
Total CFP Funds Listed for 5-year Planning	\$3,904,156	\$3,904,156	\$3,904,156	\$3,904,156	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/ Name	Major Work Categories	Estimated Cost
Annual Statement (Attached)	PHA - WIDE	Operations	\$ 217,685.00	PHA - WIDE	Operations	\$ -
	PHYSICAL IMPROVEMENTS:			PHYSICAL IMPROVEMENTS:		
	<u>GA 7-2A Tindall Heights</u>	Replace Roofs	\$ 71,250.00	<u>GA 7-2 Tindall Heights</u>	Landscaping	\$ 179,875.00
	<u>GA 7-3 Bowden Homes</u>	Replace Smoke Detectors w/ battery back up	\$ 3,535.00	(Phase I)	Replace sidewalks, add fencing, rework playground, resurface parking	\$ 188,440.00
		Replace Ranges and Refrigerators	\$ 70,700.00		Abate lead based paint	\$ 231,610.00
		Replace roof on Admn. Building	\$ 4,200.00		Handicap units (504 Compliance)	\$ 21,535.00
	<u>GA 7-4 Murphey Homes</u>	Site work- Landscaping	\$ 5,000.00		Replace Flooring	\$ 142,530.00
		Replace Smoke Detectors w/ battery back up	\$ 7,210.00		Replace Entry locks	\$ 6,680.00
	<u>GA 7-6 Felton Homes</u>	Pressure wash all buildings	\$ 7,500.00		Install New window shades	\$ 8,910.00
		Site work- Landscaping	\$ 5,000.00		Install heavy duty window screens (SS)	\$ 200,650.00
		Replace Roofs	\$ 125,000.00		Repair Exterior Door Jambes	\$ 6,680.00
	<u>GA 7-7 Mounts Homes</u>	Replace Roofs	\$ 215,000.00		Installed vented range hood	\$ 22,271.00
		Replace Ranges and Refrigerators	\$ 55,900.00		Interior Painting	\$ 55,675.00
	<u>GA 7-8 Davis Homes</u>	Replace Smoke Detectors w/ battery back up	\$ 2,030.00	Replace Screen Doors and Hardware	\$ 14,476.00	
		Replace Roofs over FIC building	\$ 60,000.00	Renovate Bathrooms	\$ 133,621.00	
	<u>GA 7-9 Davis Homes</u>	Replace Smoke Detectors w/ battery back up	\$ 4,410.00	Renovate Kitchens	\$ 111,351.00	
	<u>GA 7-10 Anthony Homes</u>	Install Air Conditioning in all Units	\$ 300,000.00	Misc. Electrical	\$ 55,675.00	
	<u>GA 7-11 McAfee Tower</u>	Install carpet in dwelling units	\$ 25,500.00	Misc. Plumbing lines	\$ 55,675.00	
		Install range hoods	\$ 8,200.00	Replace Hot Water Heaters	\$ 25,833.00	
		Interior Painting	\$ 5,600.00	Reconfigure dwelling units	\$ 123,343.00	
		Replace kitchen sinks & faucets and waste lines at sink, tub, commode	\$ 57,710.00	Replace Weather-stripping on exterior doors	\$ 31,180.00	
		Replace kitchen cabinets	\$ 40,000.00	Replace interior doors	\$ 35,632.00	
		Replace closet doors	\$ 15,000.00	Hydronic Heating	\$ 200,430.00	
	<u>GA 7-15 Willingham Courts</u>	Install Air Conditioning in all Units	\$ 168,000.00	Air-conditioning	\$ 53,448.00	
	<u>GA 7-17 Roff Markwater</u>	Install Air Conditioning in all Units	\$ 168,000.00	Misc. (Contingency)	\$ 111,350.00	
	<u>GA 7-19 Bloomfield Way</u>	Install Air Conditioning in all Units	\$ 350,000.00	Sub Total	\$ 2,016,870.00	
	<u>GA 7-21 Bobby Jones/ Shakespeare</u>	Install Air Conditioning in all Units	\$ 637,000.00	<u>GA 7-2A Tindall Heights</u>	Install heavy duty window screens (SS)	\$ 80,800.00
		Replace Hot Water Heaters	\$ 45,500.00	<u>GA 7-4 Murphey Homes</u>	Site work- Landscaping	\$ 5,000.00
	<u>GA 7-24 Martin Place Administrative Central Office</u>	Install Air Conditioning in all Units	\$ 196,000.00	<u>GA 7-5 Pendleton Homes</u>	Replace kitchen cabinets, counter tops, sinks	\$ 379,750.00
		Addition to Office Space	\$ 200,000.00		Replace bathroom faucets, and shower valves	\$ 165,000.00
		Sub Total for Physical Improvements	\$ 2,853,245.00		Replace vinyl flooring	\$ 238,800.00
					Replace balancers and hardware on windows	\$ 87,500.00
				<u>GA 7-6 Felton Homes</u>	Site work- Landscaping	\$ 5,000.00
				<u>GA 7-11 McAfee Tower</u>	Install carpet in dwelling units	\$ 25,500.00
					Install range hoods	\$ 8,200.00
					Interior Painting	\$ 5,600.00
					Replace kitchen sinks & faucets and waste lines at sink, tub, commode	\$ 57,710.00
					Replace kitchen cabinets	\$ 40,000.00
					Replace closet doors	\$ 15,000.00
				Sub Total for Physical Improvements	\$ 3,130,730.00	
	PHA-WIDE	Mod For Development	\$ 50,000.00	PHA-WIDE	Mod For Development	\$ -
	<u>GA 7-2 Tindall Heights</u>	Architectural & Engineering Fees	\$ 262,500.00	<u>GA 7-2 Tindall Heights</u>	Architectural & Engineering Fees	\$ 300,000.00
	<u>GA 7-5 Pendleton Homes</u>	Architectural & Engineering Fees	\$ 72,500.00	<u>GA 7-7 Mounts Homes</u>	Architectural & Engineering Fees	\$ 15,000.00
	<u>GA 7-11 McAfee Tower</u>	Architectural & Engineering Fees	\$ 25,000.00		Sub Total	\$ 315,000.00
		Sub Total	\$ 360,000.00			
	Management Improvements	Resident Job Development Program	\$ 5,000.00	Management Improvements	Resident Job Development Program	\$ 5,000.00
		Minority Business Enterprise/ Section 3 Involvement	\$ 5,000.00		Minority Business Enterprise/ Section 3 Involvement	\$ 5,000.00
		Lead Based Paint Risk Assessment	\$ 5,000.00		Lead Based Paint Risk Assessment	\$ 5,000.00
		Vacancy Reduction Program	\$ 65,000.00		Vacancy Reduction Program	\$ 65,000.00
		Security	\$ 5,000.00		Security	\$ 5,000.00
		Sub Total	\$ 85,000.00		Sub Total	\$ 85,000.00
	Administration Costs	Staff Salaries	\$ 238,226.00	Administration Costs	Staff Salaries	\$ 238,226.00
	Relocation Costs	Relocation cost for residents	\$ 100,000.00	Relocation Costs	Relocation cost for residents	\$ 135,200.00
		Total CFP Estimated Cost	\$ 3,904,156.00		Total CFP Estimated Cost	\$ 3,904,156.00

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

Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
Development Number/ Name	Major Work Categories	Estimated Cost	Development Number/ Name	Major Work Categories	Estimated Cost
PHA - WIDE	Operations	\$ 100,000.00	PHA - WIDE	Operations	\$ 100,000.00
PHYSICAL IMPROVEMENTS:			PHYSICAL IMPROVEMENTS:		
<u>GA 7-2 Tindall Heights (Phase II)</u>	Landscaping Replace sidewalks, add fencing, rework playground, resurface parking areas. Abate lead based paint Handicap units (504 Compliance) Replace Flooring Replace Entry locks Install New window shades Repair Exterior Door Jambs Installed vented range hood Interior Painting Replace Screen Doors and Hardware Renovate Bathrooms Renovate Kitchens Misc. Electrical Misc. Plumbing lines Replace Hot Water Heaters Reconfigure dwelling units Replace Weather-stripping on exterior doors Replace interior doors Hydronic Heating Air-conditioning Misc. (Contingency) Sub Total	\$ 185,395.00 \$ 194,224.00 \$ 238,718.00 \$ 22,195.00 \$ 146,905.00 \$ 6,886.00 \$ 9,182.00 \$ 6,886.00 \$ 22,955.00 \$ 57,385.00 \$ 14,920.00 \$ 137,722.00 \$ 114,768.00 \$ 57,385.00 \$ 57,384.00 \$ 26,626.00 \$ 127,128.00 \$ 32,136.00 \$ 36,725.00 \$ 206,583.00 \$ 55,088.00 \$ 114,768.00 \$ 1,871,964.00	<u>GA 7-2 Tindall Heights (Phase III)</u>	Landscaping Replace sidewalks, add fencing, rework playground, resurface parking areas. Abate lead based paint Handicap units (504 Compliance) Replace Flooring Replace Entry locks Install New window shades Repair Exterior Door Jambs Installed vented range hood Interior Painting Replace Screen Doors and Hardware Renovate Bathrooms Renovate Kitchens Misc. Electrical Misc. Plumbing lines Replace Hot Water Heaters Reconfigure dwelling units Replace Weather-stripping on exterior doors Replace interior doors Hydronic Heating Air-conditioning Misc. (Contingency) Sub Total	\$ 239,238.00 \$ 250,631.00 \$ 308,048.00 \$ 28,640.00 \$ 189,567.00 \$ 8,886.00 \$ 11,848.00 \$ 8,886.00 \$ 29,620.00 \$ 74,050.00 \$ 19,250.00 \$ 177,720.00 \$ 148,100.00 \$ 74,050.00 \$ 74,050.00 \$ 34,360.00 \$ 164,048.00 \$ 41,468.00 \$ 47,392.00 \$ 266,580.00 \$ 71,088.00 \$ 148,100.00 \$ 2,415,620.00
<u>GA 7-5 Pendleton Homes</u>	Replace cloth lines and posts Replace kitchen cabinets, counter tops, sinks Replace bathroom faucets, and shower valves Replace vinyl flooring Replace Roofs	\$ 37,500.00 \$ 420,000.00 \$ 47,416.00 \$ 66,040.00 \$ 300,000.00	<u>GA 7-4 Murphey Homes</u>	Replace roofs	\$ 257,500.00
<u>GA 7-8 Davis Homes</u>	Replace Ranges and Refrigerators	\$ 37,700.00	<u>GA 7-6 Felton Homes</u>	Site work- Landscaping Replace exhaust fans in bathrooms	\$ 175,000.00 \$ 26,500.00
<u>GA 7-10 Anthony Homes</u>	Replace Twin Storm Pipes	\$ 470,000.00	<u>GA 7-7 Mounts Homes</u>	Site work- Landscaping	\$ 125,000.00
<u>GA 7-11 McAfee Tower</u>	Install carpet in dwelling units Install range hoods Interior Painting Replace kitchen sinks & faucets and waste lines at sink, tub, commode Replace kitchen cabinets Replace closet doors	\$ 25,500.00 \$ 8,200.00 \$ 5,600.00 \$ 57,710.00 \$ 40,000.00 \$ 15,000.00	<u>GA 7-9 Davis Homes</u>	Replace Ranges and Refrigerators	\$ 81,900.00
<u>GA 7-14 Scattered Sites</u>	Replace Ranges and Refrigerators	\$ 33,300.00	<u>GA 7-11 McAfee Tower</u>	Install carpet in dwelling units Install range hoods Interior Painting Replace kitchen sinks & faucets and waste lines at sink, tub, commode Replace kitchen cabinets Replace closet doors	\$ 25,500.00 \$ 8,200.00 \$ 5,600.00 \$ 57,710.00 \$ 40,000.00 \$ 15,000.00
			<u>GA 7-19 Bloomfield Way</u>	Replace roofs	\$ 62,500.00
			<u>GA 7-21 Bobby Jones/ Shakespeare</u>	Replace Ranges and Refrigerators	\$ 59,150.00
	Sub Total for Physical Improvements	\$ 3,435,930.00		Sub Total for Physical Improvements	\$ 3,419,930.00
PHA-WIDE	Mod For Development	\$ 25,000.00	PHA-WIDE	Mod For Development	\$ 25,000.00
<u>GA 7-5 Pendleton Homes</u>	Architectural & Engineering Fees	\$ 20,000.00	<u>GA 7-4 Murphey Homes</u>	Architectural & Engineering Fees	\$ 12,500.00
			<u>GA 7-6 Felton Homes</u>	Architectural & Engineering Fees	\$ 15,000.00
			<u>GA 7-9 Davis Homes</u>	Architectural & Engineering Fees	\$ 8,500.00
	Sub Total	\$ 20,000.00		Sub Total	\$ 36,000.00
Management Improvements	Resident Job Development Program Minority Business Enterprise/ Section 3 Involvement Lead Based Paint Risk Assessment Vacancy Reduction Program Security Sub Total	\$ 5,000.00 \$ 5,000.00 \$ 5,000.00 \$ 65,000.00 \$ 5,000.00 \$ 85,000.00	Management Improvements	Resident Job Development Program Minority Business Enterprise/ Section 3 Involvement Lead Based Paint Risk Assessment Vacancy Reduction Program Security Sub Total	\$ 5,000.00 \$ 5,000.00 \$ 5,000.00 \$ 65,000.00 \$ 5,000.00 \$ 85,000.00
Administration Costs	Staff Salaries	\$ 238,226.00	Administration Costs	Staff Salaries	\$ 238,226.00
Relocation Costs	Relocation cost for residents	\$ -	Relocation Costs	Relocation cost for residents	\$ -
	Total CFP Estimated Cost	\$ 3,904,156.00		Total CFP Estimated Cost	\$ 3,904,156.00

Comments of Resident Advisory Board or Boards

Attachment D (ga007d01)

Felton Homes - September 17, 2002

Macon Housing Authority's advisory board meeting began at 10:00 a.m. MHA staff included John Hiscox, Michael Colbert, Tracy Barlow, Mohan Aggarwal, Damon Walker and Cathy Toensing. MHA residents attending were Ms. Smith from Anthony Homes, Ms. Freeman and Ms. Josey from Murphy Homes, Ms. Smith from Tindall Heights, Mr. Anderson from Pendleton Homes, Mr. Minter from Felton Homes, Ms. Ward from Bowden Homes, Ms. Wood from McAfee Towers, and Ms. Lester from Davis Homes.

Mr. Hiscox began the meeting by welcoming everyone and thanking residents for attending the meeting. He gave a brief description of the Agency Plan and schedule for FFY 2003. He then turned the meeting over to Mohan Aggarwal to discuss MHA Capital Funds.

Mr. Aggarwal began with a performance evaluation report for FY 2000. He explained that we were almost to the end of the program, there was very little money left, contracts were active and the remaining money should be spent in the next few months. He stated that we were 3 months ahead of schedule and all projects should be complete in December 2002. He further explained that Pendleton Homes was complete, 7-14 scattered sites was almost complete as well as the renovations on the maintenance building.

Mr. Aggarwal gave a performance evaluation report for FY 2001. He reported the total monies received for FY 2001 was \$4,175,195.00. As of June 30, 2002, \$1,134,947.48 of that money had been spent. He reported that we have until March 31, 2004 for all funds under FY 2001 to be expended.

Mr. Aggarwal next gave a brief overview of FY 2002 revised budget. Total monies received under FY 2002 program was \$3,904,156.00. He described the physical improvements that would be made under this funding. These improvements included that installation of air conditioning in Felton Homes, Mounts Homes, Davis Homes and 7-14 scattered sites.

Mr. Hiscox discussed the proposed plan for FFY 2003-2007. He emphasized that this plan was only a proposed plan and could change. He stated that the amount of funding received from HUD could vary over the years. He also stated that if we received less money, the same projects would still be done, but stretched out over a longer period. He briefly described some of the projects budgeted for 2003, which included A/C installation, HWH replacement, roof replacement and renovations at McAfee Towers. Also in the plans for 2003 is an expansion of Macon Housing Authority's central office.

At this time, Mr. Hiscox opened the floor to questions.

Q: Ms. Freeman from Murphy Homes asked when air conditioning would be installed in Murphy Homes.

A: Mr. Hiscox indicated that it would probably be in November of this year.

Q: Mr. Colbert asked Mr. Hiscox to explain to residents the air conditioning budget for 2003.

A: Mr. Hiscox stated the neighborhoods that are budgeted for air conditioning under FY 2003 would not be able to actually use the air conditioning until probably June of 2004.

Q: Ms. Smith from Anthony Homes asked when her neighborhood was going to get air conditioning.

A: Mr. Hiscox responded that Anthony Homes air conditioning was projected for 2003-2004.

Mr. Colbert made a comment in regards to the improvements to public housing over the years and how in the past people left public housing to seek better accommodations, but are now returning with working income.

Q: Ms. Ward, representing Bowden Homes, asked when Bowden would be getting air conditioning.

A: Mr. Hiscox responded that installation should begin early next year and residents should have air conditioning by next summer.

Mr. Hiscox discussed the proposed budget for FY 2005. He explained a comprehensive modernization at Tindall Heights, but emphasized that the final future for Tindall Heights has not been decided. MHA's Board and Resident Associations would soon be involved in a series of meetings to work on this issue, including making a decision on whether or not to apply for the HOPE VI.

Ms. Smith from Tindall Heights stated that the ideas for Tindall were so far into the future.

Mr. Hiscox replied that the Board of Commissioners would meet and discuss options for Tindall Heights. He stated that Mr. Colbert, Mr. Barlow, Mr. Aggarwal and himself would be visiting other sites to see what others are doing. The Resident Association would be involved extensively before we make any decisions.

Q: Mr. Anderson from Pendleton Homes asked about any plans for that neighborhood.

A: Mr. Hiscox stated that there was money allotted for Pendleton Homes in 2006-2007 and they will possibly do a additional partial modernization.

Q: Mr. Hiscox asked Mr. Anderson how he felt about modernization needs at Pendleton.

A: Mr. Anderson replied that they could use some new kitchen cabinets.

At this time six more residents from Interneighborhood Resident Association joined the discussion. Ms. Walker and Ms. Iona represented Tindall Heights, Ms. Williams, Ms. Graham and Mr. Byas represented McAfee Towers, and Ms. Tarver also joined us from Anthony Homes.

Q: Ms. Walker, Tindall Heights, asked Mr. Hiscox if Mercer University was going to buy Tindall.

A: Mr. Hiscox responded that it was news to him. Mercer has made no offers, but if they do we would certainly consider their offer if it was sufficient to pay for better replacement housing elsewhere.

Q: Ms. Walker asked where Mr. Owens would be going since Oglethorpe Homes will be torn down.

A: Mr. Hiscox replied that Mr. Owens would be at Pendleton and Bowden Homes. He further stated that once Oglethorpe area was built back, a management company would handle that site.

Q: Ms. Iona asked who would make the decision about Tindall Heights and Hope VI.

A: Mr. Hiscox stated that it would involve the Board, MHA Residents, MHA Employees and any partners. He emphasized that we need big commitments from our partners to proceed with Hope VI.

Q: Ms. Iona asked if that was the reason why Macon Housing Authority was waiting to install air conditioning at Tindall Heights.

A: Mr. Hiscox responded by saying that was the exact reason, because we don't know what we're going to do with Tindall just yet.

Q: Ms. Walker asked if Tindall Heights was going to get new security screens like the other neighborhoods.

A: Mr. Hiscox replied that we would consider that idea. He asked Mr. Aggarwal to figure the cost of security screens for Tindall. He stated that hopefully we would know what we're going to do with Tindall before we actually spend the money to install screens.

Q: Mr. Minter from Felton Homes asked when the new apartments on Vineville would be ready.

A: Mr. Hiscox replied that we hope to have financial closing soon so we can begin construction in late spring or early summer of next year. He stated that it would take approximately 15 months to complete.

Q: Mr. Minter asked if the rent would be the same.

A: Mr. Hiscox stated that for income-based residents it would be the same, but those with flat rent it would be higher. He also stated that there will be a waiting list and our residents, with the exception of Oglethorpe residents, would not receive any special treatment in regards to the waiting list. However, existing residents would know that the development is coming and could apply early.

Q: Mr. Hiscox asked residents what they thought of the proposed plan, modified to take into account the comments on Pendleton partial modernization and Tindall security screens.

A: All residents replied they thought the plan was ready for approve.

Mr. Hiscox again reminded them that these plans were not final; they could still change, especially after the public hearings. He urged all residents to attend the hearings.

At this time Mr. Hiscox thanked everyone for attending this meeting. Meeting was adjourned at 12:00 noon.

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

Attachment E (ga007e01)

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

Concerning Goal #2, "Provide Homeownership Opportunities for Low and Moderate Income Families", the Authority is meeting with the Georgia Department of Community Affairs to finalize a partnership, where MHA will serve as DCA's local agent for middle Georgia, for DCA's Single Family Mortgage programs. This will enable local families to have better access to DCA's below-market mortgage financing. The HOPE 3 program is completed except for program close-out. This program enabled 20 families to become first-time homeowners, and resulted in significant improvements to a low income neighborhood. There is one house remaining to be sold through the Authority's 5 (h) program. To date, 14 houses have been sold to first-time homeowners under this program.

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

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

Concerning Goal #5, "Impact Homelessness", the Macon Housing Authority provides a local homeless preference system and referral MOA's with local agencies.

Concerning Goal #6, "Maintain the Public Housing Physical Plant in Satisfactory Condition", the Authority has achieved all of its described objectives. The most recent PHAS physical score was 25 out of a possible 30 points. All targets for preventive, emergency and non-emergency maintenance work were met. All comprehensive grant program funds are expended in less than three years after allocation.

Deconcentration and Income Mixing

Attachment F (ga007f01)

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)]
		NOT APPLICABLE	

Voluntary Conversion Required Initial Assessment

Attachment G (ga007g01)

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **17**
- 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)? **1**
- c. How many Assessments were conducted for the PHA's covered developments? **17**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
N/A	

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

Announcement of Membership of the Resident Advisory Board (RAB)

Attachment H (ga007h01)

Oglethorpe Homes	Ms. Tammy Batts 1130 Oglethorpe St. Apt. 22-H
Mounts Homes	Mr. Tracy Gary 331 Singleton Streets
Tindall Heights	Ms. Wynita Smith 985 Plant Street Apt.65-G
Davis Homes	Ms. Edna Lester 922 Main Street
Bowden Homes	Mr. Jerry Session 2301 Houston Ave. Apt. 34-A
Anthony Homes	Ms. Ruby Smith 1954 Mallard Avenue
Murphey Homes	Ms. Barbara Josey 2421 B Street
McAfee Towers	Ms. Florence Woods 1212 Gray Hwy. Apt. 302
Pendleton Homes	Robert Anderson 3401 Houston Ave. Apt.L-7
Bloomfield	Ms. Sheryl Wyman 123 Bobby Jones Street
Felton Homes	Ms. Betty Brown 2035 Felton Ave. Apt. B-3
Inter-Neighborhood (A-1)	Ms. Wylene Freeman 2421 B Street
Section 8 Representative	Yvonne Robinson 4764 Brickhaven Rd.
Section 8 Representative	Joan Tasker 1248 Maynard St.
Section * Representative	Mary W. Williams 556 Edgewood Ave.

Resident Member on the PHA Governing Board

Attachment I (ga007i01)

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: Ms. Joann Fowler

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

Elected

Appointed

C. The term of appointment is (include the date term expires): Her full 5-year term expires June 30, 2007

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: January 2003 Annual Meeting

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): The Honorable C. Jack Ellis, Mayor of the City of Macon

Definition of “Substantial Deviation” and “Significant Amendment or Modification”

Attachment J (ga007j01)

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

Section 8 PHA Project-Based Assistance

Attachment K (ga007k01)

MHA's use of Project-Base Assistance:

The Macon Housing Authority is diversifying its programs to provide much needed housing assistance in ways that traditional housing programs have not. The Housing Authority has created a subsidiary non-profit, In-Fill Housing, Inc., which has been involved in a variety of new housing initiatives. In-Fill is serving as the managing General Partner in a limited partnership for the development of a Low Income Housing Tax Credit apartment community, for seniors or others aged 55 or older (Baltic Park). In-Fill is also in the process of applying for Permanent Supportive Housing Program funds, through the Georgia Department of Community Affairs, for another housing development.

For both of these developments, the use of Project-Based Assistance is required. For Baltic Park, In-Fill's application for tax credits included the use of PBA for 8 of the 20 units. This has now been formalized by the Land Use Restrictive Covenants and the Limited Partnership closing documents. The use of PBA for Baltic Park is to ensure affordability for at least 8 very low income families. Baltic Park is being built in south Macon, which has had no new multi-family units in more than 30 years. MHA wants to make certain that at least a minimal number of units will be available and affordable for voucher-assisted families.

Baltic Park will be completed in 2003. This new development will include numerous amenities that will be attractive to lower income seniors, including a variety of supportive services from local agencies. Even though the unit rents will be below market--\$375 to \$412—they will exceed the rent that a very low income senior can afford. The use of PBA for this development is consistent with the Agency Plan and MHA's mission to provide housing opportunities where affordability is an issue.

For the Permanent Supportive Housing Program, the use of PBA is a DCA program requirement. This development will be for special needs populations—people with a disability who cannot afford a market rate unit. DCA's requirements that PSHP developments receive PBA assistance is to ensure the availability of these units for very low income families, and to ensure the financial feasibility and viability of the development for the owners.

Ensuring decent housing and promoting new housing opportunities and choices for people with disabilities are consistent with MHA's mission and the Agency Plan.

General locations: Baltic Park Apartments is located in south Macon at 860 Hightower Road. The proposed site for the PSHP development is on Old Clinton Road, near the intersection of Old Clinton Road and Shurling Drive. However, when MHA solicits

applications from the general public for PBA, it will not limit the location of other projects to these areas. MHA's plan at this time is to accept applications from any owner with units in its service area.

Projected number of units for PBA: MHA is well below the 20% unit limitation for PBA. We plan to allocate 50 vouchers for PBA units for "non-special needs" developments, (such as Baltic Park) and 50 vouchers for special needs developments for PSHP or PSHP-similar developments.

Conformity to fair housing and nondiscrimination requirements: MHA certifies that all PBA developments will be selected in conformance with the PBA selection requirements, and particularly, in accordance with the requirements of the January 16, 2001 Federal Register Notice.

Pet Policy Summary

Attachment L (ga007101)

The Macon Housing Authority allows for pet ownership in its developments with written pre-approval of the Macon Housing Authority. The Macon Housing Authority adopts the following reasonable requirements as part of the Pet Policy:

1. Residents must have prior written approval of the Macon Housing Authority before moving a pet into their unit. An unregistered pet found in the apartment must be removed immediately. Having an unregistered pet is a serious lease violation and is grounds for eviction. Registration is non-transferable to a different neighborhood. Pet owners must reapply for registration prior to transfer.
2. Residents must request approval on the Authorization for Pet Ownership form that must be fully completed before the Macon Housing Authority will approve the request. Registration must be completed prior to the resident obtaining the pet.
3. Residents are limited to one type of animal, a dog, a cat, fish or a bird. Only one pet is allowed per apartment. No pet may exceed 20 pounds at full maturity. The Macon Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, birds or fish. All other pets are strictly forbidden.
4. A Pet Deposit of \$350.00 is required at the time of registering the pet. Please note that this amount was agreed upon in negotiations with the Inter-neighborhood Resident Association, which initially favored higher deposits.
5. All dogs and cats must be spayed or neutered before they become six months old. All pets must be appropriately inoculated against rabies, distemper and other conditions as prescribed by state and/or local ordinances. This must be verified by a licensed veterinarian.
6. In exchange for the right to have a pet, the resident assumes full responsibility and liability for the pet and agrees to hold the Macon Housing Authority harmless from any claims caused by an action or inaction of the pet.
7. Residents must comply with all state and local ordinances such lease laws, animal control and anti-cruelty laws including any licensing requirements. Proof of annual renewal of license and permits are the responsibility of the resident.
8. The Macon Housing Authority, or an appropriate community authority, shall require the removal of any pet from a neighborhood if the pet's conduct is determined to be a nuisance or threat to the health or safety of other residents in the neighborhood or surrounding community.
9. Residents are responsible for any damage caused by their pets including the cost of fumigating, cleaning their units as well as the cost of pest control treatment as a result of having the pet in the household.

Annual 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 the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00750100 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY of Grant Approval: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002 <input type="checkbox"/> 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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$25,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$632,000.00	\$593,891.88	\$593,891.88	\$591,888.48
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$252,910.00	\$253,633.10	\$253,633.10	\$253,633.10
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$218,500.00	\$245,418.73	\$245,418.73	\$222,918.38
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$453,345.00	\$289,243.00	\$289,243.00	\$289,243.00
10	1460 Dwelling Structures	\$1,895,897.00	\$1,843,697.05	\$1,843,697.05	\$1,635,043.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$112,520.00	\$112,520.00	\$112,520.00	\$112,520.00
12	1470 Nondwelling Structures	\$477,420.00	\$729,140.86	\$729,140.86	\$407,174.52
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$25,000.00	\$25,047.38	\$25,047.38	\$18,344.14
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: of lines 1 thru 20) (sum	\$4,092,592.00	\$4,092,592.00	\$4,092,592.00	\$3,530,765.14
22	Amount of line 21 Related to LBP Activities	\$5,000.00	\$3,000.00	\$3,000.00	\$3,000.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security --Soft Costs	\$10,000.00	\$8,530.83	\$8,530.83	\$8,530.83
25	Amount of Line 21 related to Security-- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: GA06P00750100 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Completed.		Status of Work	
				Original	Revised	Obligated	Expended		
PHA-WIDE	OPERATIONS	1406.00	L.S.	\$25,000.00	\$0.00	\$0.00	\$0.00	Deleted not needed.	
PHA-WIDE	MANAGEMENT IMPROVEMENTS								
	Residents Job Development Program	1408.00	L.S.	\$10,000.00	\$9,168.39	\$9,168.39	\$8,521.40	Completed.	
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$20,000.00	\$19,614.25	\$19,614.25	\$19,614.25	Completed.	
	Consultant cost for Marketing, Financing and Feasibility study for transformation of Tindall Heights	1408.00	L.S.	\$50,000.00	\$0.00	\$0.00	\$0.00	Deleted not needed.	
	Consultant cost for Developing Site Level Management Performance Evaluation System	1408.00	L.S.	\$15,000.00	\$6,429.64	\$6,429.64	\$5,073.23	Completed.	
	Upgrade Computer System for Wide Area Network	1408.00	L.S.	\$250,000.00	\$260,769.64	\$260,769.64	\$260,769.64	Completed.	
	Consulting Cost for development of Hope VI application	1408.00	L.S.	\$212,000.00	\$222,001.56	\$222,001.56	\$222,001.56	Completed.	
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed.	
	Vacancy Reduction Program	1408.00	L.S.	\$60,000.00	\$64,377.57	\$64,377.57	\$64,377.57	Completed.	
	Security	1408.00	L.S.	\$10,000.00	\$8,530.83	\$8,530.83	\$8,530.83	Completed.	
	Sub Total			\$632,000.00	\$593,891.88	\$593,891.88	\$591,888.48		
PHA-WIDE	ADMINISTRATION								
	Modernization Coordinator	1410.20	1	\$69,050.00	\$69,916.90	\$69,916.90	\$69,916.90	Completed.	
	Resident Inspector	1410.21	1	\$58,150.00	\$59,247.45	\$59,247.45	\$59,247.45	Completed.	
	Construction Analyst	1410.20	2	\$38,000.00	\$30,830.29	\$30,830.29	\$30,830.29	Completed.	
	Clerical	1410.10	1	\$26,510.00	\$27,163.90	\$27,163.90	\$27,163.90	Completed.	
	Fringe Benefits	1410.19	4	\$61,200.00	\$66,474.56	\$66,474.56	\$66,474.56	Completed.	
	Sub Total			\$252,910.00	\$253,633.10	\$253,633.10	\$253,633.10		
	ARCHITECTURAL FEES								
GA 7-2 TINDALL HEIGHTS	A & E Fee Costs	1430.00	L.S.	\$22,500.00	\$22,500.00	\$22,500.00	\$22,500.00	Completed.	
GA 7-4 MURPHEY HOMES	A & E Fee Costs (Heavy Duty Screens)	1430.00	L.S.	\$30,000.00	\$32,775.00	\$32,775.00	\$27,118.65	Revised based on Contract. In progress.	
GA 7-4 MURPHEY HOMES	A & E Fee Costs (Renovation of Maintenance Bldg.)	1430.00	L.S.	\$80,000.00	\$80,880.56	\$80,880.56	\$72,606.56	Revised based on Contract. In progress.	
GA 7-5 PENDLETON HOMES	A & E Fee Costs	1430.00	L.S.	\$50,000.00	\$76,483.17	\$76,483.17	\$76,483.17	Completed.	
GA 7-14 SCATTERED SITES	A & E Fee Costs	1430.00	L.S.	\$36,000.00	\$32,780.00	\$32,780.00	\$24,210.00	Revised based on Contract.	
	Sub Total			\$218,500.00	\$245,418.73	\$245,418.73	\$222,918.38		
	PHYSICAL IMPROVEMENTS								
	PARTIAL MODERNIZATION								
GA 7-5	Landscaping, Tree Removal and Fencing	1450.00	L.S.	\$432,000.00	\$267,898.00	\$267,898.00	\$267,898.00	Completed.	
PENDLETON HOMES	Site Improvements	1450.00	L.S.	\$21,345.00	\$21,345.00	\$21,345.00	\$21,345.00	Completed.	
	Replace Screen Doors	1460.00	75 Units	\$5,125.00	\$5,125.00	\$5,125.00	\$5,125.00	Completed.	
	Install Weather-stripping Exterior Doors	1460.00	75 Units	\$4,007.00	\$4,007.00	\$4,007.00	\$4,007.00	Completed.	
	Install new heavy duty window screens	1460.00	250 Units	\$231,103.00	\$236,765.00	\$236,765.00	\$236,765.00	Completed.	
	Install Gypsum Board on Exterior Walls	1460.00	75 Units	\$190,156.00	\$183,704.00	\$183,704.00	\$183,704.00	Completed.	
	Refinish VCT Floors	1460.00	75 Units	\$6,250.00	\$342.80	\$342.80	\$342.80	Completed.	

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

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: GA06P00750100 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Completed.		Status of Work	
				Original	Revised	Obligated	Expended		
<u>GA 7-5</u> <u>PENDLETON HOMES</u> (Contd.)	Interior Painting	1460.00	75 Units	\$62,390.00	\$60,544.02	\$60,544.02	\$60,544.02	Completed.	
	Improve air circulation within units	1460.00	75 Units	\$25,800.00	\$25,800.00	\$25,800.00	\$25,800.00	Completed.	
	Electrical upgrade in units	1460.00	75 Units	\$98,050.00	\$46,170.00	\$46,170.00	\$46,170.00	Completed.	
	Repair Plaster Walls	1460.00	75 Units	\$16,000.00	\$15,120.00	\$15,120.00	\$15,120.00	Completed.	
	Install Forced Air Furnaces	1460.00	75 Units	\$250,311.00	\$180,478.05	\$180,478.05	\$180,478.05	Completed.	
	Relocation Costs	1495.10	75 Units	\$25,000.00	\$4,467.38	\$4,467.38	\$4,467.38	Completed.	
	Sub Total			\$1,367,537.00	\$1,051,766.25	\$1,051,766.25	\$1,051,766.25		
	<u>PARTIAL MODERNIZATION</u>								
<u>GA 7-14</u> <u>SCATTERED SITES</u>	Replace Screen Doors	1460.00	74 Units	\$28,500.00	\$0.00	\$0.00	\$0.00	Deleted.	
	Replace Kitchen Cabinets	1460.00	70 Units	\$208,500.00	\$226,272.00	\$226,272.00	\$150,000.00	Work in progress.	
	Replace Kitchen Sinks and Faucets	1460.00	70 Units	\$21,500.00	\$25,000.00	\$25,000.00	\$19,500.00	Work in progress.	
	Replace VCT Floors	1460.00	70 Units	\$109,500.00	\$109,500.00	\$109,500.00	\$74,000.00	Work in progress.	
	Interior Painting	1460.00	70 Units	\$10,000.00	\$92,304.59	\$92,304.59	\$48,563.05	Work in progress.	
	Replace interior/ closet doors	1460.00	70 Units	\$41,000.00	\$35,364.59	\$35,364.59	\$12,500.00	Work in progress.	
	Install TV/ cable outlet in bedroom	1460.00	70 Units	\$11,000.00	\$30,000.00	\$30,000.00	\$8,724.60	Work in progress.	
	Replace Ranges	1460.00	70 Units	\$22,000.00	\$12,500.00	\$12,500.00	\$9,000.00	Work in progress.	
	Relocation Assistance	1495.00	70 Units	\$0.00	\$20,580.00	\$20,580.00	\$13,876.76	Work in progress.	
	Sub Total			\$452,000.00	\$551,521.18	\$551,521.18	\$336,164.41		
	<u>HEAVY DUTY WINDOW SCREENS</u>								
<u>GA 7-3 BOWDEN HOMES</u>	Install new heavy duty window screens	1460.00	101 Units	\$78,920.24	\$79,390.00	\$79,390.00	\$79,390.00	Completed.	
<u>GA 7-4 MURPHEY HOMES</u>	Install new heavy duty window and screen door screens	1460.00	206 Units	\$178,971.03	\$179,945.00	\$179,945.00	\$179,945.00	Completed.	
<u>GA 7-6 FELTON HOMES</u>	Install new heavy duty window screens	1460.00	96 Units	\$78,138.85	\$75,460.00	\$75,460.00	\$75,460.00	Completed.	
<u>GA 7-7 MOUNTS HOMES</u>	Install new heavy duty window and screen door screens	1460.00	86 Units	\$74,899.40	\$75,275.00	\$75,275.00	\$75,275.00	Completed.	
<u>GA 7-8 DAVIS HOMES</u>	Install new heavy duty window screens	1460.00	58 Units	\$45,320.53	\$45,590.00	\$45,590.00	\$45,590.00	Completed.	
<u>GA 7-9 DAVIS HOMES</u>	Install new heavy duty window screens	1460.00	126 Units	\$98,454.95	\$99,040.00	\$99,040.00	\$99,040.00	Completed.	
	Sub Total			\$554,705.00	\$554,700.00	\$554,700.00	\$554,700.00		
	<u>MISCELLANEOUS:</u>								
<u>GA 7-6 FELTON HOMES</u>	Replace Refrigerators & Ranges	1465.10	100 Units	\$50,150.00	\$50,150.00	\$50,150.00	\$50,150.00	Completed.	
<u>GA 7-11 MCAFEE TOWER</u>	Replace Refrigerators	1465.10	199 Units	\$62,370.00	\$62,370.00	\$62,370.00	\$62,370.00	Completed.	
	Sub Total			\$112,520.00	\$112,520.00	\$112,520.00	\$112,520.00		
	<u>CENTRAL MAINTENANCE BLDG.</u>								
<u>GA 7-4 MURPHEY HOMES</u>	Addition and renovation of Maintenance Bldg.	1470.00	1	\$477,420.00	\$729,140.86	\$729,140.86	\$407,174.52	Work is in progress, partially funded from FFY 2001.	
	Sub Total			\$477,420.00	\$729,140.86	\$729,140.86	\$407,174.52		
	GRAND TOTAL			\$4,092,592.00	\$4,092,592.00	\$4,092,592.00	\$3,530,765.14		

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program No: GA06P00750100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA- WIDE								
Mgt.. Imp.	31-Mar-02			31-Mar-03				
Admin. Cost	31-Mar-02			31-Mar-03				
Architectural and Engineering Fee	31-Mar-02			31-Mar-03				
PHYSICAL IMPROVEMENTS								
Window Screens at various Developments	31-Mar-02			31-Mar-03				
Appliances at Felton Homes and McAfee	31-Mar-02			31-Mar-03				
GA 7-5 Pendleton Homes	31-Mar-02			31-Mar-03				
GA 7-14 Scattered Sites	30-Mar-02			30-Mar-03				
GA7-4, GA7-6, GA7-10 Landscape Entranceways	N/A			N/A				
Addition and renovation of Maintenance Bldg.	31-Mar-02			31-Mar-03				

**Annual 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 the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant		Capital Fund Program GA06P00750101 N/A		Federal FY of Grant: FFY 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u> 2 </u>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>06/30/2002</u> <input type="checkbox"/> 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	\$100,000	\$50,000	\$0.00	\$0.00		
3	1408 Management Improvements Soft Costs	\$210,000	\$160,000	\$97,500.00	\$56,200.54		
	Management Improvements Hard Costs	\$0	\$0	\$0.00	\$0.00		
4	1410 Administration	\$252,910	\$265,860	\$252,910.00	\$65,000.33		
5	1411 Audit	\$0	\$0	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00		
7	1430 Fees and Costs	\$200,000	\$330,000	\$330,000.00	\$3,500.00		
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00		
9	1450 Site Improvement	\$50,000	\$21,885	\$21,885.00	\$21,885.00		
10	1460 Dwelling Structures	\$2,564,658	\$2,865,205	\$1,020,991.79	\$829,428.49		
11	1465.1 Dwelling Equipment—Nonexpendable	\$133,027	\$106,384	\$106,383.50	\$106,383.50		
12	1470 Nondwelling Structures	\$563,000	\$376,261	\$373,261.37	\$52,549.62		
13	1475 Nondwelling Equipment	\$0	\$0	\$0.00	\$0.00		
14	1485 Demolition	\$0	\$0	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0	\$0	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0	\$0	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0	\$0	\$0.00	\$0.00		
18	1499 Development Activities	\$102,000	\$0	\$0.00	\$0.00		
19	1501 Collateralization Expenses or Debt Service	\$0	\$0	\$0.00	\$0.00		
20	1502 Contingency	\$0	\$0	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 1 thru 20)	\$4,175,595	\$4,175,595	\$2,202,931.66	\$1,134,947.48		
22	Amount of line 21 Related to LBP Activities	\$5,000	\$5,000	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0.00	\$0.00		
24	Amount of line 21 Related to Security --Soft Costs	\$5,000	\$0	\$0.00	\$0.00		
25	Amount of Line 21 related to Security-- Hard Costs	\$0	\$0	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0	\$0	\$0.00	\$0.00		

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

FFY 2001

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750101 N/A		Federal FY of Grant: FFY 2001 Proposed Revision # 2		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Completed		Status of Work
				Original	Revised	Obligated	Expended	
PHA-WIDE	OPERATIONS	1406.00	L.S.	\$100,000.00	\$50,000.00			
PHA-WIDE	MANAGEMENT IMPROVEMENTS							
	Residents Job Development Program	1408.00	L.S.	\$0.00	\$500.00	\$500.00	\$353.17	In progress.
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$25,000.00	\$32,000.00	\$32,000.00	\$30,208.88	In progress.
	Consultant cost for Marketing, Financing and Feasibility study for transformation of Tindall Heights	1408.00	L.S.	\$100,000.00	\$50,000.00			
	Consultant cost for Developing Site Level Management Performance Evaluation System	1408.00	L.S.	\$15,000.00	\$7,500.00			
	Computer System upgrade for future system needs	1408.00	L.S.	\$0.00	\$0.00			Deleted.
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00	\$5,000.00			
	Vacancy Reduction Program	1408.00	L.S.	\$60,000.00	\$65,000.00	\$65,000.00	\$25,638.49	In progress.
	Security	1408.00	L.S.	\$5,000.00	\$0.00			Deleted.
	Sub Total			\$210,000.00	\$160,000.00	\$97,500.00	\$56,200.54	
PHA-WIDE	ADMINISTRATION							
	Modernization Coordinator	1410.20	1	\$69,050.00	\$72,550.00	\$69,050.00	\$17,965.98	In progress.
	Construction Analyst	1410.20	1	\$38,000.00	\$39,900.00	\$38,000.00	\$6,002.88	In progress.
	Resident Inspector	1410.20	1	\$58,150.00	\$61,060.00	\$58,150.00	\$15,137.22	In progress.
	Clerical	1410.10	1	\$26,510.00	\$27,850.00	\$26,510.00	\$7,209.41	In progress.
	Fringe Benefits	1410.19	3	\$61,200.00	\$64,500.00	\$61,200.00	\$18,684.84	In progress.
	Sub Total			\$252,910.00	\$265,860.00	\$252,910.00	\$65,000.33	
GA 7-2 TINDALL HEIGHTS	ARCHITECTURAL FEES							
PHA -Wide	A & E Fee Costs	1430.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
PHA -Wide	A & E Fee Costs (Air conditioning Study)	1430.00	L.S.	\$100,000.00	\$20,000.00	\$20,000.00	\$3,500.00	In progress.
PHA -Wide	A & E Fee Costs (Air conditioning)	1430.00	L.S.	\$100,000.00	\$310,000.00	\$310,000.00		In progress.
	Sub Total			\$200,000.00	\$330,000.00	\$330,000.00	\$3,500.00	
GA 7-2 TINDALL HEIGHTS	PHYSICAL IMPROVEMENTS							
	Landscaping	1450.00	L.S.	\$50,000.00	\$21,885.00	\$21,885.00	\$21,885.00	Completed.
	Sub Total			\$50,000.00	\$21,885.00	\$21,885.00	\$21,885.00	

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

FFY 2001

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program GA06P00750101 N/A		Federal FY of Grant: FFY 2001 Proposed Revision # 2		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Completed		Status of Work
				Original	Revised	Obligated	Expended	
	MISC. IMPROVEMENTS							
GA 7-10 ANTHONY HOMES	Install Heavy Duty window screens (SS)	1460.00	274 Units	\$341,000.00	\$199,198.00	\$199,198.00	\$199,198.00	Completed.
GA 7-14 SCATTERED SITES	Install Heavy Duty window screens and screen doors	1460.00	74 Units	\$80,850.00	\$77,151.53	\$77,151.53		In progress.
GA 7-15 WILLINGHAM COURTS	Install Heavy Duty window screens and screen doors	1460.00	24 Units	\$26,500.00	\$20,502.25	\$20,502.25		In progress.
GA 7-17 MARKWALTER/ ROFF AVE.	Install Heavy Duty window screens and screen doors	1460.00	24 Units	\$30,200.00	\$22,801.10	\$22,801.10		In progress.
GA 7-19 BLOOMFIELD WAY	Install Heavy Duty window screens and screen doors	1460.00	50 Units	\$70,000.00	\$48,192.05	\$48,192.05		In progress.
GA 7-21 BOBBY JONES/ SHAKESPEARE	Install Heavy Duty window screens (SS)	1460.00	91 Units	\$124,500.00	\$77,037.00	\$77,037.00	\$77,037.00	Completed.
GA 7-24 MARTIN PLACE	Install Heavy Duty window screens (SS)	1460.00	28 Units	\$35,800.00	\$22,916.37	\$22,916.37		In progress.
GA 7-2A TINDALL HEIGHTS	Replace Roofs	1460.00	94 Units	\$0.00	\$0.00	\$0.00		Deleted.
GA 7-4 MURPHEY HOMES	Replace Refrigerators and Ranges	1465.10	206 Units	\$133,027.00	\$106,383.50	\$106,383.50	\$106,383.50	Completed.
	Sub Total			\$841,877.00	\$574,181.80	\$574,181.80	\$382,618.50	
	MISC. NON - DWELLING IMPROVEMENTS							
GA 7-4 MURPHEY HOMES	Addition and renovation of Maintenance Bldg.	1470.00	1	\$463,000.00	\$323,711.75	\$320,711.75	\$0.00	In progress.
GA 7-6 FELTON HOMES	Renovation of Space for office and storage	1470.00	L.S.	\$100,000.00	\$52,549.62	\$52,549.62	\$52,549.62	Completed.
	Sub Total			\$563,000.00	\$376,261.37	\$373,261.37	\$52,549.62	
	AIR CONDITIONING							
GA 7-3 BOWDEN HOMES	Install air conditioning in all units	1460.00	101 Units	\$404,000.00	\$704,000.00			
GA 7-4 MURPHEY HOMES	Install air conditioning in all units	1460.00	206 Units	\$701,808.00	\$1,140,213.34			
GA 7-5 PENDLETON HOMES	Install air conditioning in all units	1460.00	250 Units	\$750,000.00	\$553,193.49	\$553,193.49	\$553,193.49	Completed.
	Sub Total			\$1,855,808.00	\$2,397,406.83	\$553,193.49	\$553,193.49	
PHA WIDE	DEVELOPMENT ACTIVITIES	1499.00		\$102,000.00	\$0	\$0	\$0	
	GRAND TOTAL			\$4,175,595.00	\$4,175,595.00	\$2,202,931.66	\$1,134,947.48	

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

PHA Name: Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program	Capital Fund Program Grant No: GA06P00750101		Federal FY of Grant: FFY 2001			
		Replacement Housing Factor Grant No: N/A					
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							
Management Improvements	03/31/2003			03/31/2004			
Administration Cost	03/31/2003			03/31/2004			
PHYSICAL IMPROVEMENTS							
GA 7-2 Tindall Heights (Landscaping)	03/31/2003			03/31/2004			
Appliances at Murphey Homes	03/31/2003			03/31/2004			
Renovation of Maintenance Building	03/31/2003			03/31/2004			
Renovation of Space for office and storage	03/31/2003			03/31/2004			
Window Screens at various Developments	03/31/2003			03/31/2004			
Air Conditioning at various Developments	03/31/2003			03/31/2004			

RASS Remedial Action Plan

Attachment O (ga007o01)

This document is filed as a remedial action plan in response to a score of 74.8 on the “Neighborhood Appearance” portion of the PHAS resident survey. It is difficult to respond in an intelligent way to this remedial requirement. The HUD survey is, of course, an opinion survey, with no means to calibrate it against either objective performance standards or the performance of other comparable housing authorities. If the resident survey measures anything at all, it measures resident opinion of a housing authority’s performance in a subjective area as measured against the individual resident’s own standard. The resident’s own subjective standard is not in any way calibrated with a comparison to other housing authorities or, in most cases, even the other developments owned by the same housing authority. It is important to reference this, because the RASS scoring method requires the submission of this plan only if our score in the survey falls below the national average, i.e. MHA scores lower than the average responses from the other housing authorities. There is a built in methodological contradiction which renders all of these results essentially meaningless, particularly when our overall score falls below the national average by less than one point.

In addition, we point out that in housing authorities such as Macon that have a high maintenance standard, residents may take this for granted and not factor it into their subjective rating. At another PHA where maintenance has been extremely poor, even a small improvement might illicit a more positive response in a resident survey. Again, there is no objective way through this survey mechanism to compare our performance to that of other agencies, but that is precisely what this survey purports to do.

The text above documents that it is impossible for the Macon Housing Authority to propose a remedial plan to effect building appearance by any objective standard, but instead we are responding only to resident opinion on building appearance, poorly measured at that. Nevertheless, HUD requires a remediation plan. Therefore, please accept the following:

MHA will continue its ongoing program with the Keep Macon Bibb Beautiful Commission in which every property is inspected quarterly and awards are given to resident associations and leadership for the top ranked properties.

MHA will continue its on-going grounds and site beautification projects such as the recent park installation at McAfee Towers and beautification of the areas around the offices in various locations.

The Macon Housing Authority will continue to reinforce its already high standards of grounds maintenance through its formalized grounds inspection system.

MHA will continue to support resident association yard beautification projects through financial funding, gifts of flowers and plant materials, organizational support, and an awards program.

MHA is in the process of revising its pest control contracting methods and systems. Please note that this is the single area in the survey which we believe has some validity, but MHA already identified this as a problem through our normal resident participation methods, including resident association meetings. We are responding to it, but we also point out that in the semi-tropical climate of Macon, Georgia insect infestation is a constant problem in all types of housing regardless of income, especially when compared to other parts of the country. If HUD's survey had, for example, assessed resident satisfaction with snow removal, presumably Minneapolis would have scored lower than Macon no matter how well they deal with that problem.