

# PHAPlans

5YearPlanforFiscalYears200	3 -200 7
AnnualPlanforFiscalYear200	3

MariettaHousingAuthority

**NOTE:THISPHAPLANSTEMPLAT E(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** MariettaHousingAuthority

**PHANumber:** GA010

**PHAFiscalYearBeginning:** (10/2003)

### 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**  
**PHAF ISCAL YEARS 2003 -200 7**  
 [24CFRPart903.5]

**A.Mission**

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

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

The mission of the Marietta Housing Authority is to be a leader in the housing industry by providing housing opportunities, community services, and customer satisfaction to very -low, low and moderate - income families and elderly.

**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 target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space 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)

- PHAGoal:Improvethedqualityofassistedhousing  
Objectives:
  - Improvepublichousingmanagement:(PHASscore)
  - Improvevouchermanagement:(SEMAPscore)
  - Increasecustomersatisfaction:
  - Concentrateoneffortstoimprovespecificmanagementfunctions:  
(list;e.g.,publichousingfinance;voucherunitinspections)
  - Renovateormodernizepublichousingunits:
  - Demolishor disposeofobsoletepublichousing:
  - Providereplacementpublichousing:
  - Providereplacementvouchers:
  - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices  
Objectives:
  - Providevoucher mobilitycounseling:
  - Conductoutreacheffortstopotentialvoucherlandlords
  - Increasevoucherpaymentstandards
  - Implementvoucherhomeownershipprogram:
  - Implementpublichousingorotherhomeownershipprograms:
  - Implementpublichousing site -basedwaitinglists:
  - Convertpublichousingtovouchers:
  - Other:(listbelow)

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

- PHAGoal:Provideanimprovedlivingenvironment  
Objectives:
  - Implementmeasurestodeconcentratepovertybybringinghigherincome  
publichousinghouseholdsin tolowerincomedevelopments:
  - Implementmeasurestopromoteincomemixinginpublichousingby  
assuringaccessforlowerincomefamiliesinto higherincome  
developments:
  - Implementpublichousingsecurityimprovements:
  - Designateddevelopmentsorbuildingsforparticularresidentgroups  
(elderly, personswith disabilities)
  - Other:(listbelow)

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

PHA Goal: Promotes 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#1: *Improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.***

### **OBJECTIVES**

- As an ongoing process, the Marietta Housing Authority will utilize existing community resources and identify sources of funding for programs to improve service delivery and physical improvements to the Authority's facilities and reduce duplicative costs.
- By January 2001, the Board of Commissioners and the Executive Director will implement an Authority-wide reorganization plan and provide for training where applicable in customer service, program management, and other office management/maintenance areas to focus resources.
- By January 2001, the Executive Director will work in consultation with the Board of Commissioners to implement operational systems to ensure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring, as applicable.
- By June 2001, the Executive Director will consider professional grant management services for the capital program. Utilizing the highest and best use of present space will be the impetus to identifying potential problems and finding solutions within budget parameters.

**Goal#2: *Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.***

### **OBJECTIVES**

- By June 2001, the Board of Commissioners will have a demolition and disposition plan for the Johnny Walker Homes development.
- By January 2001, the Board of Commissioners will establish a Board Redevelopment Committee to protect the financial, re-development and expansion interests of the Marietta Housing Authority.
- By February 2001, the Board Redevelopment Committee will develop a primary agenda that will lead the MHA to financial independence.
- By February 2001, the Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the MHA's role in the community.
- By March 2001, the Director of Technical Services will develop facilities management and maintenance patterns which ensure quality curb appeal and amenities with existing properties to establish respect from the City government, and civic and community organizations.

- By April 2001, the Director of Technical Services and the Executive Director will research alternative redevelopment opportunities and consult with professional resources to consider potential funding sources. This will include researching the maintenance methodologies implemented by the “model” housing competitors in the area.
- By June 2001, the Executive Director will investigate redevelopment initiative partnership possibilities with the City.

**Goal#3:            *Improve the quality of assisted housing.***

**OBJECTIVES**

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction.
- Renovate or modernize public housing units.
- Demolish or dispose of obsolete public housing.
- Provide replacement vouchers.

**Goal#4:            *The Marietta Housing Authority shall strive to achieve its potential as an organization.***

**OBJECTIVES**

- As an ongoing process, the MHA will attempt to enhance the Authority’s image as a viable business partner in the community.
- By September 2000, and monthly thereafter, the Executive Director will present to the Board with the projected budget and actual expenditures for each program and for the Authority as a whole.
- By January 2001, the Board and the Executive Director will develop a communication process for the timely sharing of information, plans and future programs.
- By January 2001, the Board will review the bylaws and determine if they should be revised.

**AnnualPHAPlan**  
**PHAFiscalYear200 3**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**  
 **SmallAgency(<250PublicHousingUnits)**  
 **AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

Providea briefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

Thisdocumentrepresents the Marietta Housing Authority'sFY2003 AgencyPlanAnnual Update.TheAnnualUpdateincludesanoverviewofalltheAuthority'scurrentoperations. TheHousing AuthorityhasmaderevisionstotheAdmissionsand Continued Occupancy PolicyandSection8AdministrativePlan. Alldocuments areonreviewwiththeAgency Plan duringthe45 -dayPublicHearingNoticePeriod.

Asinlastyear'sPlan,theAuthorityhasprovidedupdatedinformationontheprogress toward achievingtheFiveYearPlan'sMissionandGoals,currentwaitinglistdemographicsand plannedCapitalFundProgramexpenditures.Inadditiontotheabove,theAuthorityhasalso completedadeconcentrationanalysis.

TheAuthorityisalsorequestingbudgetrevisionsontheFY2000,2001and2002CapitalFund Programs.TheserevisionsareincludedasAttachments tothePlan.

AcompletelistingoftheinformationprovidedintheAgencyPlanAnnualUpdateis provided onthefollowingpageintheTableofContents.

### **iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r)]

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

#### **Table of Contents**

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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 filename in parentheses in the space to the right of the title.

### Required Attachments:

- Attachment A:** Deconcentration Attachment
- FY2003 Capital Fund Program Annual Statement (ga010a01)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B:** Progress in Meeting 5 -Year Plan Mission and Goals
- Attachment C:** Resident Assessment and Satisfaction Survey Follow -Up Plan
- Attachment D:** Resident Commissioner on PHA Governing Board
- Attachment E:** Resident Advisory Board Members
- Attachment F:** Criteria for Substantial Deviation and Significant Amendments
- FY2002 CFPP Progress and Evaluation Report (ga010b01)
- FY2001 CFPP Progress and Evaluation Report (ga010c01)
- FY2000 CFPP Progress and Evaluation Report (ga010d01)

### Optional Attachments:

- PHA Management Organizational Chart
- FY2003-2007 Capital Fund Program 5 Year Action Plan (ga010a01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

### Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
X	FSS Action Plans for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the ePHA 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)

# 1.StatementofHousingNeeds

[24CFRPart903.79(a)]

## **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

Basedupontheinformation containedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

<b>HousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	5,198	5	5	2	2	3	2
Income>30%but <=50%ofAMI	6,211	4	3	3	3	4	3
Income>50%but <80%ofAMI	7,232	2	3	3	2	2	3
Elderly	2,055	3	3	3	4	3	4
Familieswith Disabilities	N/A	3	3	3	3	3	3
Black	4,547	3	3	3	3	3	3
White	14,798	3	3	3	3	3	3
Hispanic	760	3	3	3	3	3	3

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy (“CHAS”)dataset
- AmericanHousingSurveydata  
Indicateyear:
- Otherhousingmarketstudy  
Indicateyear:
- Othersources:( listandindicateyearofinformation)

## 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	221		175
Extremely low income (<=30% AMI)	212	96%	
Very low income (>30% but <=50% AMI)	9	4%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	112	51%	
Elderly families	23	10%	
Families with Disabilities	34	15%	
Black	163	74%	
White	55	24%	
Hispanic	2	1%	
Other	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	109	50%	
2BR	51	24%	
3BR	47	21%	
4BR	11	5%	
5BR	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 open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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	930		n/a
Extremely low income (<=30% AMI)	819	88%	
Very low income (>30% but <=50% AMI)	111	12%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	770	83%	
Elderly families	6	1%	
Families with Disabilities	4	1%	
Black	822	88%	
White	107	11%	
Hispanic	0	0%	
Other	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2BR	n/a	n/a	n/a
3BR	n/a	n/a	n/a
4BR	n/a	n/a	n/a
5BR	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)? 30 months			
Does the PHA expect to reopen the list in the PHAPI any year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

#### (1)Strategies

**Need:Shortageofaffordablehousingforallegiblepopulations**

#### **Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunitsoff-line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- Maintainorincreasesection8lease ratesbyestablishingpaymentstandards thatwillenablefamiliestorentthroughoutthejurisdiction
- Undertakemeasuresensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired
- Maintainorincreasesection8lease ratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease ratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

#### **Strategy2:Increasethenumberofaffordablehousingunitsby:**

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- Pursuehousing resourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

**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
- Employment admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Strive to meet targeting goals established by HUD.

**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

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

Strive to meet targeting goals established by HUD.

**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 voucher targeted to the elderly, should they become available
- Other: (list below)

Monitoring the demand for elderly housing by checking the waiting lists.

**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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Monitoring the demand for handicapped/disabled housing by checking the waiting lists.

**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

[24CFR Part 903.79(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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$1,841,616	
b) Public Housing Capital Fund	\$1,263,141	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,706,713	
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)		
<b>2. Prior Year Federal Grants (unobligated fund only) (list below)</b>		
FY 2002 Capital Fund Program (as of 3/31/03)	\$328,335	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$1,534,519	Operations
<b>4. Other income (list below)</b>		
Excess Utilities	\$85,000	Operations
Investment Interest	\$34,500	Operations
Other Income	\$52,000	Operations
<b>5. Non-federal sources (list below)</b>		
<b>Total Resources</b>	<b>\$13,845,824</b>	

### **3.PHAPoliciesGoverning Eligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

##### **(1)Eligibility**

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)

Uponsubmissionoftheapplicationforhousing.

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c.  Yes  No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes ?

d.  Yes  No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e.  Yes  No:DoesthePHAaccessFBIcriminalrecordsfromtheFBI for screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

##### **(2)WaitingListOrganization**

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

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

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

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Act of God, Eviction 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease  
 The PHA's Admissions and (Continued) Occupancy policy  
 PHA briefing seminars or written materials  
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal  
 Anytime family composition changes  
 At family request for revision  
 Other (list)

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

Other (list policies and development targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

## B. Section 8

Exemptions: PHA 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)
  - Applicant's prior and/or current address
  - Name and address of current or past landlord
  - Tenancy history of the applicant

### (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 assistance? (select all that apply) -based

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Because the rental market in Marietta is tight, applicants need extensions to find rentals in their payment range.

**(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, s kiptosubcomponent **(5) Special purpose section 8 assistance programs** )

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with the 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 ensure 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.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component  
4A.

#### **(1)IncomeBasedRentPolicies**

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 yesto 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 exclusion 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)
- 95<sup>th</sup> 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 re-examinations, 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_ \_\_\_\_
- Other (list below)

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

**(2) Flat Rents**

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

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

## B. Section 8 Tenant -Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies .

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

- A) Above 90% but below 100% of FMR
- B) 100% of FMR
- C) Above 100% but at or below 110% of FMR
- D) 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)

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

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

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

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

- A) Annually
- B) 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)

Ability to find suitable housing within the payment standard limits at that time.  
Also, attempt to be comparable with the City of Marietta program.

## **(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 903.79(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)

The Marietta Housing Authority scored 90 out of 100 on the most recent Public Housing Assessment System (PHAS). The Authority is considered a High Performer and is not required to complete this section.

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Shelter Plus Care		
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.

## 6. PHA Grievance Procedures

[24CFR 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.

The Marietta Housing Authority scored 90 out of 100 on the most recent Public Housing Assessment System (PHAS). The Authority is considered a High Performer and is not required to complete this section.

### A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA offices 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices 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**

[24CFR Part 903.79(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 Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ga010a01

-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 Form 52834.

a.  Yes  No: Is the PHA providing a 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 ga010a01

-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.HOPEVI and Public Housing Development and Replacement Activities ( Non-Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

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

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

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

**8. Demolition and Disposition**

[24CFR Part 903.79(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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Johnny Walker Homes	
1b. Development (project) number: GA010 -6	
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: <u>(06/01/03)</u>	
5. Number of units affected: Nounits, land only.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 0 9/01/03 b. Projected end date of activity: 01/01/0 4	

<b>Demolition/DispositionActivityDescription</b>	
1a. Development name:	ClayHomes
1b. Development (project) number:	GA010 -001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(01/01/03)</u>
5. Number of units affected:	132
6. Coverage fraction (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: 06/01/03 b. Projected end date of activity: 06/01/04

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

[24CFR Part 903.79(i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input 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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <span style="float: right;"><u>(DD/MM/YY)</u></span>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

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

**A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 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 FY1996 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.

<b>Conversion of Public Housing Activity Description</b>
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)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <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:

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 established 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 903.79(1)]

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

The Marietta Housing Authority scored 90 out of 100 on the most recent Public Housing Assessment System (PHAS). The Authority is considered a High Performer and is not required to complete this section.

### **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 program 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 program 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.)

<b>Services and Programs</b>			
Program Name & Description (including location, if appropriate)	Allocation Method (waiting list, random selection, specific criteria or other)	Access (development office/PH 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 FY2000 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.PHASafetyandCrime PreventionMeasures**

[24CFRPart903.79(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.

The Marietta Housing Authority scored 90 out of 100 on the most recent Public Housing Assessment System (PHAS). The Authority is considered a High Performer and is not required to complete this section.

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

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

(select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area 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 level of violent and/or drug -related crime
- Other (describe below)

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/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 plan to undertake in the next PHA fiscal year**

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

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky 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)

- 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) Employ two security officers.

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

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2002 PHDEP funds must provide 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 FY2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is not attached.

## **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

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

## **16. Fiscal Audit**

[24CFR Part 903.79(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**

[24CFR Part 903.79(q)]

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

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

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

### **18. Other Information**

[24CFR Part 903.79(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 as Attachment (Filename)

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)

#### **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 there a 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: (Cobb County)

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

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

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

The Consolidated Plan states four priority needs of the community:

- 1) Increase access to affordable housing for low and moderate income persons.
- 2) Eliminate substandard housing for low and moderate income individuals and families.
- 3) Increase housing options for homeless and near-homeless individuals and families.
- 4) Increase housing and supportive services for individuals and families with special needs.

These needs are consistent with the goals and objectives of the Housing Authority.

#### **D. Other Information Required by HUD**

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

## Attachment A

### Deconcentration Analysis

The Marietta Housing Authority will strive to create mixed-income communities and lessen the concentration of very low-income families within the Housing Authority's public housing developments through admissions policies designed to bring higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

In order to achieve deconcentration, the Authority may choose to skip an applicant on the waiting list in order to house a family who is willing to accept a unit in a targeted development. The Authority may also grant incentive rents (or other incentives) for the purpose of creating mixed income communities and lessening the concentration of extremely low and very low income families in one area. The applicant family shall have sole discretion of determining whether to accept the incentive and the Housing Authority shall not take any adverse action toward any eligible family for choosing not to accept an incentive.

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

Development	Average Income	Authority Average Income	Percentage
GA010-1	\$ 9,006	\$9,098	99%
GA010-2	\$7,683	\$9,098	85%
GA010-3	\$9,083	\$9,098	100%
GA010-4	\$10,542	\$9,098	115%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income.

**Component 3,(6) Deconcentration and Income Mixing**

a.  Yes  No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissection iscomplete.Ifyes,continuetothenextquestion.

b.  Yes  No: Doanyofthesecovereddevelopmentshaveaverageincomesabove orbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

<b>DeconcentrationPolicyforCoveredDevelopments</b>			
<b>DevelopmentName :</b>	<b>Number ofUnits</b>	<b>Explanation(ifany)[seestep4at §903.2(c)(1)(iv)]</b>	<b>Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c)(1)(v)]</b>

## **Attachment B**

### **Progress in Meeting 5 -Year Plan Mission and Goals**

The Marietta Housing Authority is striving to meet the Mission Statement and Goals and Objectives stated in the Five -Year Agency Plan.

#### **Goal #1**

The Authority is in the process of using the Capital Fund Program to modernize and renovate the public housing stock. The FY2003 Capital Fund Program Budget is included as an Attachment to this Plan. Also, the Authority has provided Performance and Evaluation Reports for 2000, 2001 and 2002 CFP Grants.

Objectives 2 and 4 are complete.

#### **Goal #2**

The Board Redevelopment Committee was established and they are currently working on developing an agenda to lead the MHA to financial independence.

The Authority continues to enhance relationships with City and state organizations.

Objectives 5 and 6 were completed last year.

The Authority is continually investigating redevelopment partnerships with the City of Marietta.

#### **Goal #3**

The Authority is a High Performer.

The Authority SEMAP scores did improve.

The Resident Survey showed a big improvement in the satisfaction with maintenance and repair. The scores in the other four areas were about the same as last year. The full follow-up plan is included as an attachment to this Plan.

The Authority is continuing to renovate units by using the Capital Fund Program.

**Goal#4**

The management of the Authority strives to enhance the Authority's image as a viable business partner in the community by speaking at civic functions and staying abreast of community developments.

Every aspect of management for all programs including financial, physical and personnel are discussed at the monthly Board of Commissioners meeting.

The Board reviewed the bylaws and determined that the meeting date should be changed to avoid conflict with the City and County meetings.

## Attachment C

### **Resident Assessment and Satisfaction Survey Follow -Up Plan**

#### **Overview**

The Marietta Housing Authority received the following scores on the Resident Assessment Survey for FY2002.

<b><u>Section:</u></b>	<b><u>Score</u></b>
Maintenance and Repair	94.1%
Communication	71.3%
Safety	67.1%
Services	93.4%
Neighborhood Appearance	67.7%

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

#### **COMMUNICATION**

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

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

#### **SAFETY**

**Goal:** Make residents aware of crime prevention programs.

**Action:** The Authority will educate residents on what they can do to become part of an existing crime prevention program or to initiate a program in their development.

#### **NEIGHBORHOOD APPEARANCE**

**Goal:** Improve the overall neighborhood appearance of each development .

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

## Attachment D

### **Resident Commissioner on PHA Governing Board**

**Name:** Mr. John Lockett  
**Term Length :** Five Years  
**Term Expiration :** May 2008  
**Appointing Official:** Mayor of the City of Marietta

## **Attachment E**

### **Resident Advisory Board Members**

Sarah VanDeusen

Carolyn Richardson

Victoria Francois

Cheryl Turnbow

Loretta Thompson

## **Attachment F**

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

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

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

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

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

- Changes to rent or admission policies or organization of the waiting list.
- Additions of non -emergency work items over \$250,000 (items not included in the current Annual Statement or 5 -Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.



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

<b>PHAName:</b> Marietta Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P0105 0103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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 Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$236,476.00			
3	1408 Management Improvements				
4	1410 Administration	\$232,815.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$12,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,000.00			
10	1460 Dwelling Structures	\$96,600.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$106,250.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$104,000.00			
14	1485 Demolition	\$235,000.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$150,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$50,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,263,141.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$106,250.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Marietta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P0105010 3 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Operations</b>							
PHA-Wide	Operating Fund	1406	LS	\$236,476.00				
	<b>Subtotal 1406</b>			<b>\$236,476.00</b>				
	<b>Administration</b>							
PHA-Wide	Salary and benefits for one Clerk -of-the- Works and two part -time Administrative Clerks	1410	LS	\$98,815.00				
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$132,000.00				
	Costs associated with the Capital Fund Program	1410	LS	\$2,000.00				
	<b>Subtotal 1410</b>			<b>\$232,815.00</b>				
	<b>Fees and Costs</b>							
GA010-008 Johnny Walker Homes	Architectural & Engineering Fees	1430	LS	\$12,000.00				
	<b>Subtotal 1430</b>			<b>\$12,000.00</b>				

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

PHAName :MariettaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:GA06P0105010 3 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>SiteImprovement</u></b>							
GA010-007 BransonHomes Addition	Siteworkforparking	1450	LS	\$30,000.00				
	ForceAccountLabor	1450	LS	\$10,000.00				
	<b>Subtotal1450</b>			<b>\$40,000.00</b>				
	<b><u>DwellingStructures</u></b>							
GA010-008 DorseyManor	InstallnewHVACinunits	1460	102	\$81,600.00				
	ForceAccountLabor	1460	LS	\$15,000.00				
	<b>Subtotal1460</b>			<b>\$96,600.00</b>				
	<b><u>DwellingEquipment -Nonexpendable</u></b>							
GA010-003 LymanHomes	Installenergyefficientappliances	1465	125	\$62,500.00				
GA010-004 BostonHomes	Installenergyefficientrefrigerators	1465	125	\$43,750.00				
	<b>Subtotal1465</b>			<b>\$106,250.00</b>				

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

PHAName :MariettaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:GA06P0105010 3 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Non-DwellingEquipment</u></b>							
PHA-Wide	Upgradetheelevators	1475	2	\$70,000.00				
PHA-Wide	PurchaseoneVehicleandradio	1475	1	\$24,000.00				
PHA-Wide	Purchaseoneforklift	1475	1	\$10,000.00				
	<b>Subtotal1475</b>			<b>\$104,000.00</b>				
	<b><u>Demolition</u></b>							
GA010-001 ClayHomes	Demolitionofunits	1485	132	\$200,000.00				
	ForceAccountLabor	1485	LS	\$35,000.00				
	<b>Subtotal1485</b>			<b>\$235,000.00</b>				
	<b><u>Relocation</u></b>							
GA010-001 ClayHomes	Relocateresidentsfordemolition	1495	132	\$150,000.00				
	<b>Subtotal1495</b>			<b>\$150,000.00</b>				
	<b><u>Contingency</u></b>							
PHA-Wide	ContingencyCosts	1502	LS	\$50,000.00				
	<b>Subtotal1502</b>			<b>\$50,000.00</b>				
	<b>CapitalFundProgram GrantTotal</b>			<b>\$1,263,141.00</b>				

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

<b>PHAName:</b> MariettaHo usingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramNo:GA06P0105010 3 ReplacementHousingFactorNo:				<b>FederalFYofGrant:</b> 2003	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsE xpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/05			9/30/07			
GA010-001 ClayHomes	9/30/05			9/30/07			
GA010-003 LymanHomes	9/30/05			9/30/07			
GA010-004 LymanHomes	9/30/05			9/30/07			
GA010-007 BransonHomesAddition	9/30/05			9/30/07			
GA010-008 DorseyManor	9/30/05			9/30/07			

# CapitalFundProgramFive -YearActionPlan

## Part I:Summary

PHAName :MariettaHousing Authority					<input checked="" type="checkbox"/> Original5 -YearPlan RevisionNo:	
Development Number/Name/HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant:20 04 PHAFY:2005	WorkStatementforYear3 FFYGrant:2005 PHAFY:2006	WorkStatementforYear4 FFYGrant:2006 PHAFY:2007	WorkStatementforYear5 FFYGrant:2007 PHAFY:2008	
PHA-Wide	Annual Statement	\$573,443	\$358,877	\$375,791	\$527,636	
GA010-002 FortHillHomes		\$660,948	\$416,864	\$0	\$0	
GA010-003 LymanHomes		\$0	\$430,000	\$834,250	\$0	
GA010-004 BostonHomes		\$28,750	\$0	\$0	\$685,505	
GA010-008 DorseyManor		\$0	\$57,400	\$53,100	\$50,000	
CFPFundsListe dfor 5-yearplanning		\$1,263,141	\$1,263,141	\$1,263,141	\$1,263,141	
ReplacementHousing FactorFunds						

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHAFY: 2005			Activities for Year: 3 FFY Grant: 2005 PHAFY: 2006		
See	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	PHA-Wide	<b>Operations -1406</b> Operating Fund	\$252,628.00	PHA-Wide	<b>Operations -1406</b> Operating Fund	\$81,877.00
		<b>Subtotal 1406</b>	<b>\$252,628.00</b>		<b>Subtotal 1406</b>	<b>\$81,877.00</b>
		<b>Administration -1410</b>			<b>Administration -1410</b>	
	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$98,815.00	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$99,000.00
	PHA-Wide	Salary and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	\$132,000.00	PHA-Wide	Salary and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	\$133,000.00
	PHA-Wide	Cost associated with CFP	\$2,000.00	PHA-Wide	Cost associated with CFP	\$2,000.00
		<b>Subtotal 1410</b>	<b>\$232,815.00</b>		<b>Subtotal 1410</b>	<b>\$234,000.00</b>
		<b>Fees and Costs -1430</b>			<b>Fees and Costs -1430</b>	
	GA010-002 Fort Hill Homes	Engineering Fees	\$20,000.00	GA010-002 Fort Hill Homes	A&E Fees	\$30,000.00
		<b>Subtotal 1430</b>	<b>\$20,000.00</b>	GA010-003 Lyman Homes	A&E Fees	\$20,000.00
				<b>Subtotal 1430</b>		<b>\$50,000.00</b>
		<b>Dwelling Structures -1460</b>			<b>Site Improvements -1450</b>	
	GA010-002 Fort Hill Homes	Replace the heat systems and install new HVAC (Phase 1)	\$425,948.00			
		Install dryer connections (Phase 1)	\$40,000.00	GA010-008 Dorsey Manor	Complete the fence installation	\$25,000.00
		Replace the roofs	\$175,000.00		<b>Subtotal 1450</b>	<b>\$25,000.00</b>
		<b>Subtotal 1460</b>	<b>\$640,948.00</b>			
		<b>Total CFP Estimated Cost</b>	<b>See Next Page</b>			<b>See Next Page</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2004			ActivitiesforYear:3 FFYGrant:2005		
	PHAFY:2005			PHAFY:2006		
Annual Statement	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost
		<b><u>DwellingEquipmen t –1465.1</u></b>			<b><u>DwellingStructures -1460</u></b>	
	GA010-004 BostonHomes	Replacethegasranges	\$28,750.00	GA010-002 FortHillHomes	Replacetheheatsystemsandinstallnew HVAC(Phase2)	\$196,864.00
		<b>Subtotal1465.1</b>	<b>\$28,750.00</b>		Installdryerconnecti ons(Phase2)	\$20,000.00
					Installsecuritywindowcreens	\$120,000.00
		<b><u>Non-DwellingEquipment –1475</u></b>		GA010-003 LymanHomes	Installsecuritywindowcreens	\$125,000.00
	PHA-Wide	Purchasetwovehiclesandradios	\$48,000.00		Replacetherooofs	\$225,000.00
		<b>Subtotal1475</b>	<b>\$48,000.00</b>		<b>Subtotal1460</b>	<b>\$686,864.00</b>
		<b><u>Contingency –1502</u></b>			<b><u>Non-DwellingStructures -1470</u></b>	
	PHA-Wide	Contingencyforcostoverruns	\$40,000.00	GA010-002 FortHillHomes	RenovatetheCommunityCenter	\$50,000.00
		<b>Subtotal 1502</b>	<b>\$40,000.00</b>	GA010-003 LymanHomes	RenovatetheCommunityCenter	\$60,000.00
					<b>Subtotal1470</b>	<b>\$110,000.00</b>
					<b><u>DwellingEquipment –1465.1</u></b>	
				GA010-008 DorseyManor	Installenergyefficientrefrigerators	\$32,400.00
					<b>Subtotal1465.1</b>	<b>\$32,400.00</b>
					<b><u>Non-DwellingEquipment –1475</u></b>	
				PHA-Wide	Purchaseonevehicleandradio	\$23,000.00
					<b>Subtotal1475</b>	<b>\$23,000.00</b>
					<b><u>Contingency –1502</u></b>	
				PHA-Wide	Contingencyforcostoverruns	\$20,000.00
					<b>Subtotal1502</b>	<b>\$20,000.00</b>
		<b>TotalCFPEstimatedCost</b>	<b>\$1,263,141.00</b>			<b>\$1,263,141.00</b>

## Capital Fund Program Five - Year Action Plan

### Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 200 6 PHAFY: 200 7			Activities for Year: 3 FFY Grant: 200 7 PHAFY: 200 8		
See	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	PHA-Wide	<b>Operations -1406</b> Operating Fund	\$85,791.00	PHA-Wide	<b>Operations -1406</b> Operating Fund	\$236,136.00
		<b>Subtotal 1406</b>	<b>\$85,791.00</b>		<b>Subtotal 1406</b>	<b>\$236,136.00</b>
		<b>Administration -1410</b>			<b>Administration -1410</b>	
	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$100,000.00	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$100,500.00
	PHA-Wide	Salary and benefits for two mechanics and two assistantsto expand and carry out the Preventive Maintenance Program	\$133,000.00	PHA-Wide	Salary and benefits for two mechanics and two assistantsto expand and carry out the Preventive Maintenance Program	\$134,000.00
	PHA-Wide	Cost associated with CFP	\$2,000.00	PHA-Wide	Cost associated with CFP	\$2,000.00
		<b>Subtotal 1410</b>	<b>\$235,000.00</b>		<b>Subtotal 1410</b>	<b>\$236,500.00</b>
		<b>Fees and Costs -1430</b>			<b>Fees and Costs -1430</b>	
	GA010-003 Lyman Homes	Engineering Fees	\$40,500.00	GA010-004 Boston Homes	A&E Fees	\$30,000.00
		<b>Subtotal 1430</b>	<b>\$40,500.00</b>		<b>Subtotal 1430</b>	<b>\$30,000.00</b>
		<b>Dwelling Structures -1460</b>				
	GA010-003 Lyman Homes	Replace the heat systems and install new HVAC	\$750,000.00			
		Install dryer connections	\$43,750.00			
		(Continued on next page)				
		<b>Total CFP Estimated Cost</b>	<b>See Next Page</b>			<b>See Next Page</b>



# Annual Statement/Performance and Evaluation Report

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

<b>PHAName:</b> Marietta Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P0105 0102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 2)  
  Performance and Evaluation Report for Period Ending: 3/31/03  
  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	\$29,375.00	\$19,374.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration	\$218,813.00	\$219,313.00	\$217,042.26	\$57,524.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000.00	\$60,000.00	\$12,651.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$42,812.00	\$42,812.00	\$20,000.00	\$0.00
10	1460 Dwelling Structures	\$824,630.00	\$787,826.62	\$615,332.47	\$435.85
11	1465.1 Dwelling Equipment — Nonexpendable	\$31,250.00	\$31,250.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$33,000.00	\$34,780.64	\$24,780.64	\$24,780.64
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$45,000.00	\$15,000.00	\$5,000.00	\$4,780.95
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$23,261.00	\$52,784.74	\$40,000.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,263,141.00	\$1,263,141.00	\$934,806.37	\$87,521.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of line 21 Related to Security — Hard Costs	\$40,000.00	\$20,000.00	\$20,000.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$36,900.00	\$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**

PHAName : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Operations</b>							
PHA-Wide	Operating Fund	1406	LS	\$29,375.00	\$19,374.00	\$0.00	\$0.00	Will be Expended
	<b>Subtotal 1460</b>			<b>\$29,375.00</b>	<b>\$19,374.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Administration</b>							
PHA-Wide	Salaries and benefits for one Clerk -of-the- Works and two part -time Administrative Clerks	1410	LS	\$90,300.00	\$90,300.00	\$90,300.00	\$57,511.05	In Progress
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$126,513.00	\$126,513.00	\$126,513.00	\$0.00	""
	Costs associated with the Capital Fund Program	1410	LS	\$2,000.00	\$2,500.00	\$229.26	\$12.96	""
	<b>Subtotal 1410</b>			<b>\$218,813.00</b>	<b>\$219,313.00</b>	<b>\$217,042.26</b>	<b>\$57,524.01</b>	
	<b>Fees and Costs</b>							
GA010-006 Johnny Walker Homes	Consulting Fees for monitoring and clearance	1430	LS	\$5,000.00	\$20,000.00	\$12,651.00	\$0.00	In Progress
GA010-007 Branson Homes Addition	Architectural and Engineering Fees	1430	LS	\$5,000.00	\$10,000.00	\$0.00	\$0.00	Will use as construction proceeds

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

PHAName : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Consultant fees	1430	LS	\$5,000.00	\$10,000.00	\$0.00	\$0.00	****
GA010-008 Dorsey Manor	Architectural and Engineering Fees	1430	LS	\$0.00	\$20,000.00	\$0.00	\$0.00	Will contract
	<b>Subtotal 1430</b>			<b>\$15,000.00</b>	<b>\$60,000.00</b>	<b>\$12,651.00</b>	<b>\$0.00</b>	
	<b><u>Site Improvements</u></b>							
GA010-007 Branson Homes Addition	Site 504	1450	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	In Progress
	Site for Parking	1450	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	
	Electrical Distribution	1450	LS	\$22,812.00	\$22,812.00	\$0.00	\$0.00	
	<b>Subtotal 1450</b>			<b>\$42,812.00</b>	<b>\$42,812.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	
	<b><u>Dwelling Structures</u></b>							
GA010-006 Johnny Walker Homes	Abate Asbestos	1460	100	\$0.00	\$87,180.00	\$435.85	\$435.85	Will be Bid in April
	<b>Subtotal 1460</b>			<b>\$0.00</b>	<b>\$87,180.00</b>	<b>\$435.85</b>	<b>\$435.85</b>	
GA010-007 Branson Homes Addition	Force Account Labor	1460	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00	Will be used as Construct- ion ends
	504 Compliance	1460	2	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	In Progress
	Install Porch Rails	1460	25	\$18,750.00	\$18,750.00	\$18,750.00	\$0.00	In Progress
	Replace windows and sills	1460	25	\$37,500.00	\$37,500.00	\$37,500.00	\$0.00	****

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

PHAName : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Interior walls and ceilings	1460	25	\$65,000.00	\$65,000.00	\$65,000.00	\$0.00	****
	Interior Electrical	1460	35	\$151,200.00	\$100,188.62	\$100,188.62	\$0.00	****
	Upgrade Plumbing	1460	25	\$89,250.00	\$80,000.00	\$79,250.00	\$0.00	****
	Install HVAC	1460	35	\$181,930.00	\$118,208.00	\$118,208.00	\$0.00	****
	Modernize Bathrooms	1460	25	\$17,500.00	\$17,500.00	\$17,500.00	\$0.00	****
	Modernize Kitchens	1460	25	\$58,675.00	\$58,675.00	\$58,675.00	\$0.00	****
	Replace Floors	1460	25	\$23,900.00	\$23,900.00	\$23,900.00	\$0.00	****
	Replace Interior Doors and Frames	1460	25	\$32,775.00	\$32,775.00	\$32,775.00	\$0.00	****
	Install Insulation	1460	25	\$5,650.00	\$5,650.00	\$5,650.00	\$0.00	****
	Termite Treatment	1460	25	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	****
	Install Security Window Screens	1460	25	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	****
	<b>Subtotal 1460</b>			<b>\$764,630.00</b>	<b>\$640,646.62</b>	<b>\$614,896.62</b>	<b>\$0.00</b>	
GA010-008 Dorsey Manor	Replace the Roof		1	\$60,000.00	\$60,000.00	\$0.00	\$0.00	Will be Bid
	<b>Subtotal 1460</b>			<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Dwelling Equipment - Nonexpendable</b>							
GA010-007 Branson Homes Addition	Energy Efficient Appliances	1465	50	\$31,250.00	\$31,250.00	\$0.00	\$0.00	Will be purchased after construction
	<b>Subtotal</b>			<b>\$31,250.00</b>	<b>\$31,250.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

<b>PHAName</b> :MariettaHousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo:GA06P01050102 ReplacementHousingFactorGrantNo:				<b>FederalFY ofGrant:</b> 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Non-DwellingEquipment</u></b>							
	UpgradeElevators	1475	2	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
PHA-WIDE	Purchaseonevehicleandradio	1475	1	\$23,000.00	\$24,780.64	\$24,780.64	\$24,780.64	Expensed
	PurchaseForkLift	1475	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Willbe
	<b>Subtotal1475</b>			<b>\$33,000.00</b>	<b>\$34,780.64</b>	<b>\$24,780.64</b>	<b>\$24,780.64</b>	Purchased
	<b><u>Relocation</u></b>							
GA010-007 BransonHomes Addition	RelocationofResidents	1495	LS	\$45,000.00	\$15,000.00	\$5,000.00	\$4,780.85	Residents willbe movedback
	<b>Subtotal1495</b>			<b>\$45,000.00</b>	<b>\$15,000.00</b>	<b>\$5,000.00</b>	<b>\$4,780.85</b>	
PHAWide	<b><u>Contingency</u></b>							
	ContingencyCosts	1502		\$23,261.00	\$52,784.74	\$40,000.00	\$0.00	Will Disburse
	<b>Subtotal1502</b>			<b>\$23,261.00</b>	<b>\$52,784.74</b>	<b>\$40,000.00</b>	\$0.00	
	<b>GrandTotal</b>			<b>\$1,263,141.00</b>	<b>\$1,263,141.00</b>	<b>\$934,806.37</b>	<b>\$87,521.45</b>	

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

<b>PHAName:</b> MariettaHousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramNo:GA06P01050102 ReplacementHousingFactorNo:				<b>FederalFYofGrant:</b> 2002	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/04			9/30/06			
GA010-006 JohnnyWalkerHomes	9/30/04			9/30/06			
GA010-007 BransonHomesAddition	9/30/04			9/30/06			
GA010-008 DorseyManor	9/30/04			9/30/06			

# Annual Statement/Performance and Evaluation Report

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

<b>PHAName:</b> Marietta Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P0105 0101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 2)  
  Performance and Evaluation Report for Period Ending: 3/31/03  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total In on-CFP Funds				
2	1406 Operations	\$272,065.00	\$272,065.00	\$272,065.00	\$272,065.00
3	1408 Management Improvements				
4	1410 Administration	\$207,988.00	\$208,338.12	\$208,338.12	\$168,430.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$118,315.43	\$127,172.39	\$127,172.39	\$101,273.90
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$22,264.14	\$22,264.14	\$0.00
10	1460 Dwelling Structures	\$660,490.21	\$671,058.93	\$671,058.93	\$165,774.53
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$54,105.36	\$54,105.36	\$54,105.36	\$54,105.36
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$5,000.00	\$5,325.06	\$5,325.06	\$5,325.06
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$42,365.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,360,329.00	\$1,360,329.00	\$1,360,329.00	\$766,974.42
22	Amount of line 21 Related to LBP Activities	\$251.15	\$251.15	\$251.15	\$251.15
23	Amount of line 21 Related to Section 504 compliance	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs	\$54,719.06	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$5,650.00	\$5,650.00	\$0.00

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

PHAName :MariettaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:GA06P01050101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Operations</b>							
PHA-Wide	OperatingFund	1460	LS	\$272,065.00	\$272,065.00	\$272,065.00	\$272,062.00	Expended
	<b>Subtotal1460</b>			<b>\$272,065.00</b>	<b>\$272,065.00</b>	<b>\$272,065.00</b>	<b>\$272,062.00</b>	
	<b>Administration</b>							
PHA-Wide	SalaryandbenefitsforoneClerk -of-the-Worksandtwo part -timeAdministrative Clerks	1410	LS	\$86,000.00	\$108,004.92	\$108,004.92	\$108,004.92	Expended
	Salariesandbenefitsfortwomechanics andtwoassistantstoexpandandcarry outthePreventiveMaintenanceProgram	1410	LS	\$120,488.00	\$99,688.00	\$99,688.00	\$59,780.45	InProgress
	CostsassociatedwiththeCapitalFund Program	1410	LS	\$1,500.00	\$645.20	\$645.20	\$645.20	InProgress
	<b>Subtotal1410</b>			<b>\$207,988.00</b>	<b>\$208,338.12</b>	<b>\$208,338.12</b>	<b>\$168,430.57</b>	
	<b>FeesandCosts</b>							
GA010-006 JohnnyWalker Homes	Consultingfeesformonitoringand clearance	1430	LS	\$5,000.00	\$4,895.00	\$4,895.00	\$4,895.00	Expended
GA010-007 BransonHomes Addition	ArchitecturalandEngineeringFees	1430	LS	\$80,000.00	\$88,961.96	\$88,961.96	\$80,961.96	InProgress
	Consultantfeesformonitoringandfinal clearance	1430	LS	\$33,315.43	\$33,315.43	\$33,315.43	\$15,416.94	InProgress
	<b>Subtotal1430</b>			<b>\$118,315.43</b>	<b>\$127,172.39</b>	<b>\$127,172.39</b>	<b>\$101,273.90</b>	

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

PHAN Name : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Site Improvement</b>							
GA010-007 Branson Homes Addition	Site 504	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deleted from This Budget
	Electrical Distribution	1450	LS	\$0.00	\$22,264.14	\$22,264.14	\$0.00	In Progress
	<b>Subtotal 1450</b>			<b>\$0.00</b>	<b>\$22,264.14</b>	<b>\$22,264.14</b>	<b>\$0.00</b>	
	<b>Dwelling Structures</b>							
GA010-002 Fort Hill Homes	Security Window Screens	1460	120	\$54,719.06	\$0.00	\$0.00	\$0.00	Deleted from this Budget
GA010-006 Johnny Walker Homes	Abate LBP and Asbestos Force Account Labor	1460 1460	100 LS	\$251.15 \$0.00	\$251.15 \$3,026.40	\$251.15 \$3,026.40	\$251.15 \$3,026.40	Expensed ****
	<b>Subtotal 1460</b>			<b>\$0.00</b>	<b>\$3,277.55</b>	<b>\$3,277.55</b>	<b>\$3,277.55</b>	
GA010-007 Branson Homes Addition	504 Compliance	1460	2	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	In Progress
	Abate Asbestos	1460	50	\$75,000.00	\$75,000.00	\$75,000.00	\$60,638.81	****
	Replace windows, sills and install security screens	1460	25	\$57,500.00	\$57,500.00	\$57,500.00	\$0.00	****
	Interior walls and ceilings	1460	25	\$65,000.00	\$65,000.00	\$65,000.00	\$22,450.00	****
	Interior Electrical	1460	20	\$64,800.00	\$97,176.38	\$97,176.38	\$36,387.60	****
	Upgrade Plumbing	1460	25	\$89,250.00	\$89,250.00	\$89,250.00	\$0.00	****
	Install HVAC	1460	15	\$77,970.00	\$107,855.00	107,855.00	\$43,020.57	****
	Modernize Bathrooms	1460	25	\$17,500.00	\$17,500.00	\$17,500.00	\$0.00	****

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

PHAName :MariettaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:GA06P01050101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
GA010-007 BransonHomes Addition	ModernizeKitchens	1460	25	\$58,675.00	\$58,675.00	\$58,675.00	\$0.00	““““
	ReplaceFloors	1460	25	\$23,900.00	\$23,900.00	\$23,900.00	\$0.00	““““
	ReplaceInteriorDoorsandFrames	1460	25	\$32,775.00	\$32,775.00	\$32,775.00	\$0.00	““““
	InstallInsulation	1460	25	\$5,650.00	\$5,650.00	\$5,650.00	\$0.00	““““
	TermiteTreatment	1460	25	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	““““
	<b>Subtotal1460</b>			<b>\$660,490.21</b>	<b>\$667,781.38</b>	<b>\$667,781.38</b>	<b>\$162,496.98</b>	
	<b><u>DwellingEquipment -Nonexpendable</u></b>							
GA010-007 BransonHomes Addition	EnergyEfficientAppliances	1465	25	\$0.00	\$0.00	\$0.00	\$0.00	Deletedfrom thisBudget
	<b>Subtotal1465</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Non-DwellingEquipment</u></b>							
PHA-Wide	Purchaseonevehicleandradio	1475	1	\$21,285.79	\$21,285.79	\$21,285.79	\$21,285.79	Expensed
	Purchaseonedumptruckandradio	1475	1	\$32,819.57	\$32,819.57	\$32,819.57	\$32,819.57	“ “
	<b>Subtotal1475</b>			<b>\$54,105.36</b>	<b>\$54,105.36</b>	<b>\$54,105.36</b>	<b>\$54,105.36</b>	

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

PHAName :MariettaHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:GA06P01050101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
	<b>RelocationCosts</b>							
GA010-006 JohnnyWalker Homes	Relocationofresidents	1495	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deletedfrom thisBudget
GA010-007 BransonHomes Addition	Relocationofresidents	1495	LS	\$5,000.00	\$5,325.06	\$5,325.06	\$5,325.06	Expended
	<b>Subtotal1495</b>			<b>\$5,000.00</b>	<b>\$5,325.06</b>	<b>\$5,325.06</b>	<b>\$5,325.06</b>	
	<b>Contingency</b>							
PHA-Wide	Contingencycosts	1502		\$42,365.00	\$0.00	\$0.00	\$0.00	Distributedto
	<b>Subtotal1502</b>			<b>\$42,365.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	WorkItems
	<b>GrantTotal</b>			<b>\$1,360,329.00</b>	<b>1,360,329.00</b>	<b>\$1,360,329.00</b>	<b>\$766,974.42</b>	

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

<b>PHAName:</b> Marietta Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: GA06P010501 01 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	9/30/03	9/30/02	9/30/02	9/30/04	3/31/02	3/31/02	Funds Expended	
GA010-002 Fort Hill Homes	9/30/03	9/30/02	9/30/02	9/30/04	9/30/02	9/30/02	Deleted from this Program.	
GA010-006 Johnny Walker Homes	9/30/03	9/30/02	9/30/02	9/30/04	12/31/02	12/31/02	Funds Expended	
GA010-007 Branson Homes Addition	9/30/03	12/31/02	12/31/02	9/30/04			Funds Obligated	

**Annual Statement/Performance and Evaluation Report**

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

<b>PHAName:</b> Marietta Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P010 50100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03		<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	\$146,626.00	\$146,626.00	\$146,626.00	\$146,626.00
3	1408 Management Improvements	\$10,741.33	\$4,052.31	\$4,052.31	\$4,052.31
4	1410 Administration	\$226,227.17	\$222,541.53	\$222,541.53	\$222,541.53
5	1411 Au dit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$44,898.49	\$45,435.95	\$45,435.95	\$45,435.95
8	1440 Site Acquisition				
9	1450 Site Improvement	\$174,571.00	\$194,443.02	\$194,443.02	\$173,485.05
10	1460 Dwelling Structures	\$277,153.74	\$293,369.70	\$293,369.70	\$285,855.60
11	1465.1 Dwelling Equipment — Nonexpendable	\$61,073.88	\$61,339.00	\$61,339.00	\$61,339.00
12	1470 Nondwelling Structures	\$72,759.00	\$70,733.79	\$70,733.79	\$70,733.79
13	1475 Nondwelling Equipment	\$246,247.15	\$250,151.97	\$250,151.97	\$250,151.97
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$57,233.00	\$44,434.73	\$44,434.73	\$44,434.73
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$15,597.24	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,333,128.00	\$1,333,128.00	\$1,333,128.00	\$1,304,655.93
22	Amount of line 21 Related to LBP Activities	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
23	Amount of line 21 Related to Section 504 compliance	\$6,437.00	\$6,437.00	\$6,437.00	\$6,437.00
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$61,073.88	\$61,339.00	\$61,339.00	\$61,339.00

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

PHA Name : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>							
PHA-Wide	Operating Costs	1406	LS	\$146,626.00	\$146,626.00	\$146,626.00	\$146,626.00	Expended
	<b>Subtotal 1406</b>			<b>\$146,626.00</b>	<b>\$146,626.00</b>	<b>\$146,626.00</b>	<b>\$146,626.00</b>	
	<b><u>Management Improvements</u></b>							
PHA-Wide	Computer Software	1408	LS	\$741.33	\$741.33	\$741.33	\$741.33	Expended
	Employee training for upgraded Computer system	1408	LS	\$10,000.00	\$3,310.98	\$3,310.98	\$3,310.98	*****
	<b>Subtotal 1408</b>			<b>\$10,741.33</b>	<b>\$4,052.31</b>	<b>\$4,052.31</b>	<b>\$4,052.31</b>	
	<b><u>Administration</u></b>							
PHA-Wide	Salary and benefits for one Clerk - of the Works and two part-time Administrative Clerks	1410	3	\$89,287.78	\$89,287.78	\$89,287.78	\$89,287.78	Expended
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	4	\$135,550.00	\$131,864.36	\$131,864.36	\$131,864.36	*****
	Costs associated with the Capital Fund Program	1410		\$1,389.39	\$1,389.39	\$1,389.39	\$1,389.39	*****
	<b>Subtotal 1410</b>			<b>\$226,227.17</b>	<b>\$222,541.53</b>	<b>\$222,541.53</b>	<b>\$222,541.53</b>	
	<b><u>Fees and Costs</u></b>							
GA010-005 Branson Homes	Consultant fees for monitoring and final clearance	1430	LS	\$16,648.49	\$16,648.49	\$16,648.49	\$16,648.49	Expended

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

PHAName : Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-006 Johnny Walker Homes	Consultant fees for design and monitoring the abatement of LBP and asbestos	1430	LS	\$20,000.00	\$20,537.46	\$20,537.46	\$20,537.46	Expended
GA010-008 Dorsey Manor	Architectural and Engineering Fees	1430	LS	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	Expended
<b>Subtotal 1430</b>				<b>\$44,898.49</b>	<b>\$45,435.95</b>	<b>\$45,435.95</b>	<b>\$45,435.95</b>	
<b><u>Site Improvements</u></b>								
GA010-003 Lyman Homes	Site Work	1450	LS	\$72,556.00	\$73,204.00	\$73,204.00	\$73,204.00	In Progress
	Force Account Labor	1450	LS	\$37,000.00	\$59,761.75	\$59,761.75	\$38,803.78	In Progress
GA010-005 Branson Homes	Site Work	1450	LS	\$22,000.00	\$20,568.10	\$20,568.10	\$20,568.10	Expended
	Electrical Distribution	1450	LS	\$4,200.00	\$2,094.17	\$2,094.17	\$2,094.17	*****
	Site work for 504 Compliance	1450	1	\$6,437.00	\$6,437.00	\$6,437.00	\$6,437.00	*****
GA010-008 Dorsey Manor	Site Work for the parking lot and storm drain	1450	LS	\$32,378.00	\$32,378.00	\$32,378.00	\$32,378.00	*****
<b>Subtotal 1450</b>				<b>\$174,571.00</b>	<b>\$194,443.02</b>	<b>\$194,443.02</b>	<b>\$173,485.05</b>	
<b><u>Dwelling Structures</u></b>								
GA010-002 Fort Hill Homes	Termite Treatment	1460	120	\$13,000.00	\$13,040.00	\$13,040.00	\$13,040.00	Expended
GA010-003 Lyman Homes	Replace Damaged Gutters	1460	22	\$7,314.00	\$7,314.00	\$7,314.00	\$7,314.00	*****
	Repair Damaged Roofs	1460	22	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
GA010-005 Branson Homes	Force Account Labor	1460	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deleted

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace windows, sills and install security screens	1460	15	\$34,482.35	\$34,482.35	\$34,482.35	\$34,482.35	Expended
	Interior walls and ceilings	1460	10	\$19,673.34	\$19,673.34	\$19,673.34	\$19,673.34	*****
	Kitchens	1460	15	\$38,224.40	\$32,226.40	\$32,226.40	\$32,226.40	*****
	Interior doors and frames	1460	10	\$6,850.00	\$175.00	\$175.00	\$175.00	*****
	Bathrooms	1460	15	\$22,160.00	\$22,160.00	\$22,160.00	\$22,160.00	**** "
	HVAC	1460	10	\$48,040.00	\$0.00	\$0.00	\$0.00	Liq. Damages
	Floors	1460	15	\$12,365.04	\$12,365.04	\$12,365.04	\$12,365.04	Expended
	Insulation	1460	10	\$3,680.00	\$0.00	\$0.00	\$0.00	Liq. Damages
	Porch Railings	1460	15	\$11,190.00	\$0.00	\$0.00	\$0.00	Liq. Damages
GA010-006 Johnny Walker	Force account labor Abate Asbestos/LBP	1460	LS	\$14,856.89 \$45,317.72	\$40,000.00 \$111,933.57	\$40,000.00 \$111,933.57	\$32,485.90 \$111,933.57	In Progress Expended
	<b>Subtotal 1460</b>			<b>\$277,153.74</b>	<b>\$293,369.70</b>	<b>\$293,369.70</b>	<b>\$285,855.60</b>	
	<b><u>Dwelling Equipment – Nonexpendable</u></b>							
GA010-002 Fort Hill Homes	Energy Efficient Refrigerators	1465.1	120	\$61,073.88	\$61,339.00	\$61,339.00	\$61,339.00	Expended
	<b>Subtotal 1465.1</b>			<b>\$61,073.88</b>	<b>\$61,339.00</b>	<b>\$61,339.00</b>	<b>\$61,339.00</b>	
	<b><u>Non-Dwelling Structures</u></b>							
PHA-Wide	Construct a metal building on the vacant lot at the warehouse.	1470	1	\$72,759.00	\$70,733.79	\$70,733.79	\$70,733.79	Expended
	<b>Subtotal 1470</b>			<b>\$72,759.00</b>	<b>\$70,733.79</b>	<b>\$70,733.79</b>	<b>\$70,733.79</b>	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Non-Dwelling Equipment</u></b>							
PHA-Wide	Purchase onestakebed andradio	1475	1	\$22,988.00	\$23,628.67	\$23,628.67	\$23,628.67	Expended
	Purchaseonevan andradio	1475	1	\$38,193.00	\$38,193.00	\$38,193.00	\$38,193.00	*****
	Purchasecomputerhardware forupgrade ofthemainsystem	1475	1	\$36,366.67	\$42,759.14	\$42,759.14	\$42,759.14	*****
	Upgradetele./sys.inMaint.	1475	1	\$6,879.00	\$6,879.00	\$6,879.00	\$6,879.00	*****
GA010-008 Dorsey Manor	HVACforcommonareasandhallways	1475	LS	\$128,263.00	\$125,134.68	\$125,134.68	\$125,134.68	*****
	Additionalupgradestotheelevators	1475	2	\$13,557.48	\$13,557.48	\$13,557.48	\$13,557.48	*****
	<b>Subtotal1475</b>			<b>\$246,247.15</b>	<b>\$250,151.97</b>	<b>\$250,151.97</b>	<b>\$250,151.97</b>	
	<b><u>Relocation Costs</u></b>							
GA010-005 Branson Homes	Relocation	1495.1	LS	\$7,233.00	\$7,377.50	\$7,377.50	\$7,377.50	Expended
GA010-006 Johnny Walker	Relocation	1495.1	LS	\$50,000.00	\$37,057.23	\$37,057.23	\$37,057.23	*****
	<b>Subtotal1495.1</b>			<b>\$57,233.00</b>	<b>\$44,434.73</b>	<b>\$44,434.73</b>	<b>\$44,434.73</b>	
	<b><u>Contingency</u></b>							
PHA-Wide	Contingency Costs	1502		\$15,597.24	\$0.00	\$0.00	\$0.00	
	<b>Subtotal1502</b>			<b>\$15,597.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Grant Total</b>			<b>\$1,333,128.00</b>	<b>\$1,333,128.00</b>	<b>\$1,333,128.00</b>	<b>\$1,304,655.93</b>	

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

<b>PHAName:</b> MariettaHousingAuthority		<b>GrantType and Number</b> CapitalFundProgramNo:GA06P01050100 ReplacementHousingFactorNo:					<b>FederalFYofGrant:</b> 2000	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEnding Date)			ReasonsforRevisedTargetDates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	31-Mar02	30-Sept -02	30-June-02	30-Sept-03	30-Sept-02	30-Sept-02	FundsExpended	
GA010-002 FortHillHomes	31-Mar02	30-Sept-02	30-Sept-02	30-Sept-03	31-Dec-02	31-Dec-02	FundsExpended	
GA010-003 LymanHomes	31-Mar02	30-Sept-02	30-Sept-02	30-Sept-03				
GA010-005 BransonHomes	31-Mar02	30-Sept-02	30-June-02	30-Sept-03	30-Sept-02	30-Sept-02	FundsExpended	
GA010-006 JohnnyWalker	31-Mar02	30-Sept-02	30-Sept-02	30-Sept-03				
GA010-008 DorseyManor	31-Mar02	30-Sept-02	30-Sept-02	30-Sept-03	31-Dec-02	31-Dec-02	FundsExpended	