

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2003 -2007
AnnualPlanforFiscalYear2003

**CITYOFLAGRANGEHOUSINGAUTHORITY
GA026**

**NOTE:THISP HAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of LaGrange

PHANumber: GA026

PHAFiscalYearBeginning:(mm/yyyy) 04/2003

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. Address -201 Chatham Street, LaGrange, GA. Telephone: 706 -882-6416. We do not have a TDD telephone number/device. For hearing impaired applicants/residents needing assistance, we call Troup County Department of Family & Children's services for assistance.
- 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 -2007
 [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 Housing Authority of the City of La Grange is to be the leader in making excellent affordable housing available for very -low, low and moderate -income persons through effective management and the wisest stewardship of public funds. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. By working with others, we will assist qualified families with appropriate opportunities and services to enhance the quality of family life.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 PHA Scores achieved.) PHA should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHA Score)

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract support services to improve assistance recipients' employability:
- Provide or attract support 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 NUMBER ONE

To manage the Housing Authority of the City of LaGrange's existing public housing program in an efficient and effective manner thereby continue qualifying as at least a standard performer.

OBJECTIVES

- **HUD shall recognize the Housing Authority of the City of LaGrange as a high performer by December 31, 2004.**
- **Update: Fiscal Year End March 2002, the agency received a PHAS score of 94.**
- **The Housing Authority of the City of LaGrange shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer -friendly and fiscally prudent leader in the affordable housing industry.**
- **Update: The agency has printed two pamphlets describing the program and volunteer opportunities.**

GOALNUMBER TWO

To enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

OBJECTIVES

- The Board of Commissioners, the Executive Director and the Maintenance Department will initiate, implement, and maintain a preventive maintenance and landscaping plan that includes upgrading the park and playground areas with seasonal flower planting and creating attractive and signage for the properties by December 31, 2002.
- Update: Landscape project complete, December 2002. Project included planting sod, shrubs, removing trees causing roof problems. This project also included installing a fence around
- Routinely conduct inspections of housing unit yards and flower beds and recognize specific units for aesthetic appeal and contribution to overall maintenance of Authority property.
- Update: At the rear of each unit a bed has been prepared for the resident to plant flowers or vegetables.
- The Housing Authority of the City of LaGrange shall become a more customer-oriented organization.
- Update: The importance of being friendly while being firm in following policy is being stressed regularly at staff meetings.

GOALNUMBER THREE

To increase the percentage of units meeting uniform physical condition standards (upcs).

OBJECTIVES

- The Housing Authority of the City of LaGrange shall have all of its units in compliance with quality control inspections by December 31, 2002.
- Update: The agency received a score for Fiscal Year Ending March 2002, 29 points out of a possible 30 points on physical inspection of units by REAC.

GOALNUMBER FOUR

Provide a safe and secure environment in the Housing Authority of the City of LaGrange's public housing developments.

OBJECTIVES

- The Housing Authority of the City of LaGrange shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
- Update: Crime analysis by LaGrange Police Department indicates crimes categorized as Part -One Crimes have decreased from Fiscal Year End March 2001 to March 2002. In 2001, there was a 15% increase citywide involving Part-One Crimes. In 2001, there was a 33% decrease in Part -One Crimes within the housing authority.
- The Housing Authority of the City of LaGrange shall refine the memorandum of understanding between the local police department and this agency. The purpose of this is to better define the normal police protection and to add contract coverage to eliminate and prevent potential crime problems that occur near our developments and develop strategies for identifying and reducing this problem.
- Update: The Memorandum of Agreement is reviewed by the Board of Commissioners and it was renewed for the next year — April 2002 - March 2003.

GOAL NUMBER FIVE

To improve and enhance the image of public housing in our community.

OBJECTIVES

- The Housing Authority of the City of LaGrange's leadership shall speak to at least three civic, religious, or fraternal groups a year between now and December 31, 2004 to explain how important they are to the community.
- Update: The agency participated in LaGrange College Service Day held on August 30. A booth was set up at West Georgia Commons Mall, Family Expo 2002, April 20. A representative attends the West Central Georgia Collaborative quarterly meetings.

GOAL NUMBER SIX

To improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives

- The Housing Authority of the City of La Grange will implement 2 new partnerships in order to enhance self-sufficiency services to our residents by December 31, 2002.
- Update: Troup County Department of Family & Children Services noted in a letter the sharing of information as policy permits. Theta Xi Omega Chapter volunteers to provide tutorial services for the 2002 - 2003 school year.
- The Housing Authority of the City of La Grange will apply for funds to expand our After School Youth program.

GOAL NUMBER SEVEN

To increase the availability of decent, safe, and affordable housing.

OBJECTIVES

- The Housing Authority of the City of La Grange shall leverage private and other public funds to create additional housing opportunities as described under regulations at 24 CFR 941 Subpart F.
- Update: The agency financed low interest tax credit bonds for Park Hammond Development. Their project will have 184 units ready for occupancy by February 2005.
- Acquire or build units or developments through purchase of substandard housing to remodel and/or purchase property for new one level unit construction.
- Update: Discussion in process with local agencies to pursue this objective.

Annual PHA Plan PHA Fiscal Year 2000

[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission for the next fiscal year.

Preliminary planning sessions were conducted with the authority's residents, Resident Advisory Board, community leaders and organizations, and state and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed in the Agency Plan.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- The FY -2002 Annual Plan addresses the authority's immediate operations, current policies, program participants, and programs and services.
 - The Plan outlines the authority's strategy for handling operational concerns along with resident concerns and needs.
 - The Plan and designs and develops opportunities for resident programs and services for the upcoming year.
 - The Plan includes strategies for improving the image of public housing.
 - The Agency Plan is consistent with the Consolidated Plan.
- This Agency Plan contains a FY -2003 and FY -2006 Five -Year Plan and a FY 2002 Annual Plan.

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

Page#

Annual Plan

1

- i. Executive Summary 1
- ii. Table of Contents 1
 - 1. Housing Needs 5
 - 2. Financial Resources 18
 - 3. Policies on Eligibility, Selection and Admissions 19
 - 4. Rent Determination Policies 28
 - 5. Operations and Management Policies 33
 - 6. Grievance Procedures 35
 - 7. Capital Improvement Needs 36
 - 8. Demolition and Disposition 38
 - 9. Designation of Housing 39
 - 10. Conversions of Public Housing 40
 - 11. Homeownership 41
 - 12. Community Service Programs 43
 - 13. Crime and Safety 45
 - 14. Pets (Inactive for January 1 PHAs) 47
 - 15. Civil Rights Certifications (included with PHA Plan Certifications) 47
 - 16. Audit 48
 - 17. Asset Management 48
 - 18. Other Information 49
 - 19. Resident Advisory Board Recommendation 49
 - 20. Update on Goals & Objectives FY2002 51
 - 21. Update on Resident Assessment Implementation Plan 51
 - 22. Significant Amendment 52
 - 23. Deconcentration Policy 52
 - 24. Pet Policy 53
 - 25. Conversion 55
 - 26. Resident Advisory Board Members 55
 - 27. Community Service 55
 - 28. 5 Year Action Plan (attachment) 59
 - 29. Organizational Chart 69

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:

- Admissions Policy for Deconcentration page 52
- FY2003 Capital Fund Program Annual Statement ga026b01
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart page 69
- FY2003 -2007 Capital Fund Program 5 Year Action Plan attachment
- 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)
 - ga026a02 2003 Capital Fund Program
 - ga026b02 1999 Capital Fund Program
 - ga026c02 2000 Capital Fund Program
 - ga026d02 2001 Capital Fund Program
 - ga026e02 2002 Capital Fund Program
 - ga026f02 Five year plan
 - ga026g02 Community Service Programs
 - ga026h02 Advisory Board Members
 - ga026i02 Deconcentration Policy
 - ga026j02 Pet Policy
 - ga026k02 Community Service and Self Sufficiency Policy

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	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
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI 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
N/A	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
N/A	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
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recent PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	74%	5		4			
Income > 30% but ≤ 50% of AMI	74%	5		4			
Income > 50% but	73%	5		4			

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
<80% of AMI							
Elderly	43	5		4			
Families with Disabilities	50	3	5	5	5		
Race/Ethnic/black	41						
Race/Ethnic/white	38						
Race/Ethnicity/ American Indian Alaska Native							
Race/Ethnicity/ Asian							
Race/Ethnic/ Native Hawaiian Other Pacific Islander							
Race/Ethnic/ Hispanic Latino	21						

Social Security Administration reported Title 16 (SSI) for December 2001. Title II (Social Security) had not been updated. The numbers for Title II are as of December 2000 but they do not usually change much. Title 16 – blind and disabled – 1931. Title II – disabled workers – 1510. The SSI report also shows that 931 SSI recipients received both Title 16 and Title II but this number included aged and disabled both. Only 337 persons received SSI aged benefits.

According to the *1990 Census*, 58.2% of the housing units in the county were owner occupied. The median value of these units was \$54,600. Across the state, 76% of housing units were owner occupied, with a median value of \$70,700.

In Troup County, 65.8% of the residents were white, 31.9% black, 0.2% American Indian and Alaska Native, 0.6% Asian, 0.1% Native Hawaiian and Other Pacific Islander, 1.7% Hispanic or Latino origin according to the *U.S. Census Bureau 2000*. Hispanics maybe of any race, identified as either white or black, also included in applicable race categories.

Troup County wide, 7.2% of the population was under 5 years old, 27% were age 19 or younger and 12% were age 65 or older. This constitutes a population change from 1990 to 2000 of 5.8% for Troup County. Statewide, the population change from 1990 to 2000 was 26.4%

In Troup County, the *1990 Census* reports 8.9% of households were headed by females and had children under 18 years of age, compared with 8% statewide. Total households with children under 18 comprised 35.6% of all households in the count and 36% of those in the state.

Rents for two and three bedroom apartments with two baths and fireplace range from approximately \$545 to \$790 per month. Single-family rental homes are also available for lease. Monthly rates are comparable to those for similar-size apartment homes.

FY 2001 Income Limits & Section 8 Fair Market Rents (Effective 3-29-01)

Troup County	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
L30 30% of median	10100	11500	12950	14400	15550	16700
L50 very low	16800	19200	21600	24000	25900	27850
L80 low	26900	30700	34550	38400	41450	44550

LOCAL MARKET STUDY

Rental Low Income/Subsidized

Senior Housing

Amberwood
Lafayette Village

Ashton Court

Income Limit

-1person16,000 16,800	-1bedroom16,800	-1person
-2persons18,000 19,200	-2bedroom/2person19,200	-2person
	-2bedroom/3person21,600	-3person

WaitingList

-12months months	Newfacilitynowwaitinglist	-12
---------------------	---------------------------	-----

Age

-62andolder older	-55orolder	-55or
-disabled/handicap,noage disabled/handicap,noage	-disabled/handicap,40+	-

Rent

-flatorincome (30%ofadjustedgross)	-flatrent	-flatrent
---------------------------------------	-----------	-----------

SidneyEvans,Section8Landlord

120Section8units.Noformalallowancesofferedtoelderly/disabledbut
have2or3pagesofzeroincomerenters.

MalloryRealty

Approximately28unitsrentedunderGHFA.Rentsrangefrom\$225 -
\$600

GreenwoodPark&MeadowTerrace

Taxcreditprogram.SeveralyearsagotheHousingAuthorityfinanced
bondsforbothdevelopme nts.27lowincomeunitseachatGreenwood
ParkandMeadowTerrace.Renterspayaflatrentdependingonnumber
ofhouseholdmembersandbedroomsizes.Applicationwaitinglistof
approximately50.Incomelimitsminimum2bedrooms\$16,080;
maximum3bed rooms,6members\$27,830

TallPines,Section8

IncomeLimits

- based on income

Waiting List

- 6 months to 1 year on 2 & 3 bedrooms

Age

- any
- medical expenses allowed for elderly and handicap

Wood Glen Apartments, Section 8

Income Limits

- based on income

Waiting List

- 1 year

Age

- any
- \$400 deduction for elderly/disabled
- \$480 deduction for dependent

Future Housing/Improvements

DASH, Inc. - Decent, Affordable, Sustainable Housing overall goal is to eliminate substandard housing. Agency has identified approximately 3,000 dwelling units - both rental and for sale and mobile homes that are substandard. The goal also includes providing opportunities for home ownership for family buyers within income/asset level that do not meet normal underwriting standards. DASH will restore 225 rental and for sale housing per year. These goals will be accomplished with support.

Park-Hammond Development - The Housing Authority financed tax exempt bonds on an estimated \$9,000,000 multi-family apartment complex. The rent range of the 184 apartment units on Hoffman Drive will be between \$400 - \$600 monthly. Construction set for next year with plan to lease February 2005.

Cost of Living

Comparing the relative cost of goods and services across the nation. Everything from utility costs is rated on a composite scale of 100. Here is how LaGrange compares to other parts of the country.

ACCRA Cost of Living Index

1 st Quarter 2001	LaGrange 94.4	Atlanta 101.8
2 nd Quarter 2002	LaGrange 90.2	Atlanta 99.6

Source: ACCRA, American Chamber of Commerce Researchers Association

Taxes: Local City of County

State 4% - local options sales tax 1% - special purpose mileage rate 1%

Proximity to Other Public Housing

- West Point (within Troup County) - 20 miles
- Hogansville (within Troup County) - 15 miles
- Heard County - 20 miles
- Muscogee County - 44 miles
- Coweta County - 30 miles

Employment

Georgia Department of Labor

- LaGrange Unemployment Rate (August 2001) 6.7%
- Troup County (August 2001) 4.8%
- Georgia (August 2001) 5.8%

Thirty-five major companies employ at least 100 employees each. The civilian labor force of Troup County is roughly 55 percent male and 45 percent female. Blacks and other minorities comprise 28.6 percent of

total number and 15 percent of the female labor force. The median employee's age is 33 years.

Utilities

- Water, gas, sewer, electricity and sanitation services are supplied by the City of LaGrange
- Telephone services are supplied by the City of LaGrange, Bell South, Interstate, FiberNet, Multi-Carrier POP, MEAG power and the City of LaGrange Fiber
- Fire protection is provided by more than 60 full-time personnel. The City's Fire Department has earned a Class 3 Rating.
- Police Protection is provided by total City and County full-time forces numbering 130 plus. Both City and County operate 24-hour patrol and dispatch services through 911.

Home Ownership

- Median pre-owned home \$82,000
- Average new home (2,500 - 3,000 sq. ft.) \$175,250
- Average pre-owned home (2,113 - 2,272 sq. ft.) \$141,000

Education

The Troup County Public School System provides K-12 programs, preparing graduates for college or vocational/technical studies. Two private schools provide K-12 education. LaGrange College offers 24 undergraduate degrees and 2 post-graduate degrees. West Georgia Technical College offers a comprehensive program of study ranging from statistical process control to computer-aided design.

Health Care

West Georgia Health Systems, a federally designated rural referral center and fully accredited. 276-hospital bed facility, 92 bed independent

assisted living facilities, 16 -bed hospice independent care. Additional facilities and clinics offer medical care ranging from general practice to various sub -specialties.

Recreation

Troup County Parks and Recreation offer a year -round athletic program. Located less than 15 minutes from La Grange, West Point Lake provides fishing, boating and camping, plus wildlife management. Just 17 miles away is Callaway Gardens, a 4 -Star recreation and nature resort. A half -hour drive from La Grange is Franklin D. Roosevelt State Park. Other cultural art events and activities can be experienced in Atlanta, 60 miles drive and Columbus, 44 miles drive.

Transportation

Taxi service is available 24 -hours. Troup Transit provides daytime service to seniors around town. Greyhound bus line transport to out of town destinations. La Grange's strategic location places it directly near major interstates I 185 and I 85.

Census Service:

**<http://quickfacts.census.gov/qfd/states/13/13285.html>
11/08/2002**

2001 Troup	59,478	2000	58,779
2001 City of La Grange	not available	2000	25,998

Troup County Fair Market Rents Effective 12-11-00				
0 bedroom	1 bedrooms	2 bedrooms	3 bedrooms	4 bedrooms
\$283	\$385	\$433	\$541	\$613

According to the *LaGrange Social Security Administration Office*, the number of blind and disabled families receiving disability in Troup County as of December 2000 was 1,904. This is an increase of 27 families from December 1999.

The *LaGrange Department of Family and Children Services* reported the following statistics for month ending November 2001. Compared to November 2000, the Food Stamp statistics increased for both races: black 560; white 540. TANEF recipients decreased for both races, black 53; white 79.

	Food Stamp recipients	TANEF recipients
Black	3,656	768
White	1,602	230

Summary

LaGrange is a viable, well-developed, independent town. And the overall population is relatively stable. Its greatest problem is a chronic need for code compliant and affordable housing as approximately 3,000 of 11,000 total housing units within LaGrange are presently substandard. And the trend, based on conversion to rental and anecdotal evidence, is that the inventory of substandard housing is accelerating.

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: July 1, 2000 - June 30, 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
September 2001 City of LaGrange
1990 Census
2001 LaGrange Social Security Administration Office
2001 LaGrange Department of Family and Children Services

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	81		7
Extremely low income <= 30% AMI	65	80	
Very low income (> 30% but <= 50% AMI)	16	20	
Low income (> 50% but < 80% AMI)			
Families with children	55	68	
Elderly families	0	0	
Families with Disabilities	6	7	
Race/ethnicity/black	72	89	
Race/ethnicity/white	9	11	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	32	
2BR	36	45	
3BR	19	23	

Housing Needs of Families on the Waiting List			
4BR	1	1	
5BR	0		
5+BR	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 onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

Other(listbelow)

Strategy2: Increase the number of affordable housing units by:

Select all that apply

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

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

Strategy1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other:(listbelow)

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

Strategy1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy1: 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:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettoalocalnon -profitagencythatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)
MarketaffordableopportunitiestotheHispanicpopulation

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints

- 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	538,120	
b) Public Housing Capital Fund	731,658	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP501 -00	121,182	Modernization
CFP501 -01	120,095	Modernization
CFP501 -02	812,954	Modernization
3. Public Housing Dwelling Rental Income	407,840	Phoperations
4. Other income (list below)		
Ph investment income	14,075	Phoperations
4. Non -federal sources (list below)		
100 Black Men of West Georgia, Inc	40,000	Youth program
Total resources	3,400,965	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (3 months)

Other:(describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office – Address: 601 Barton Street
- 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 lists simultaneously
If yes, how many lists?

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- x Other preference(s) (list below)
Working families and/or single working person employed for 6 continuous months with minimum of 25 hours per week.

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:

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

Homelessness
Highrentburden

Other preferences (select all that apply)

- 1 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
- x1 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 ensure 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: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation

- Federal project -based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)

- 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
- 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. 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 plansto employ preferences for “residents wholiveand/orwork inthe jurisdiction”(selectone)

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

6.Relationship of preference to income targeting requirements:(selectone)

- 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 admission 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 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
X \$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 :

A. A hardship exists in the following circumstances:

- 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;**
- 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;**
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment; When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education**
- 4. similar items;**
- 5. When a death has occurred in the family.**

B. No hardship. If the housing authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. Temporary hardship. If the housing authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the

minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The housing authority will offer a repayment agreement in accordance with the Section 19 of this policy (ACOP) for any rent not paid during the period of suspension. During the suspension period the housing authority will not evict the family for nonpayment of the amount of rent owed for the suspension period.

D. Long-term hardship. If the housing authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent determination:

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

- Never
- At family option
- 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)
 - A. A decrease in annual income;
 - B. Child care expenses for children under the age of 13 that are necessary to enable a member of the household to be employed or go to school;
 - C. Medical expenses of elderly, disabled, or handicapped household members that are not covered by insurance;
 - D. Change in family composition

- E. News source of income
- F. Hardship
- G. Need to correct error

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.)

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- ThePHAhaschosentoserveadditionalfamiliesbyloweringthepayment standard
- Reflectsmarketorsubmarket
- Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhas thePHAchosenthislevel?
(selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousing optionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessment oftheadequacyofitspayment standard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

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

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredtocompletethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStruc ture

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.HUDProgramsUnderPHAManagement

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	400	7
Section 8 Vouchers	N/a	
Section 8 Certificates	N/a	
Section 8 Mod Rehab	N/a	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/a	
Public Housing Drug Elimination Program (PHDEP)	N/a	
Other Federal Programs (list individually)	N/a	

C.ManagementandMaintenancePolicies

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

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

PersonnelPolicy
 InvestmentPolicy
 DemolitionandDispositionPolicy
 AssetManagementPlan
 InsurancePolicy
 GrievanceProcedures
 CapitalizationPolicy
 FacilitiesUsePolicy
 CollectionPolicy
 DispositionPolicy
 PetPolicy (attachmentga026j01)
 ResidentInitiativePolicy
 CommunityandSelf-SufficiencyPolicy(attachmentga 026k01)
 SafetyPolicy
 MaintenancePlan
 PestControlPolicy
 HazardMaterialsPolicy
 EthicsPolicy
 ResidentAdvisoryBoardPolicy
 NaturalDisasterPolicy

(2)Section8Management:(listbelow)

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
 Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, SubpartB, 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 addition 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 -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan Attachment (state name) ga026a01

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name alpha 026f01

-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 HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

To add handicapped housing to the existing stock through purchase, house remodeling or purchase property to build within the city.

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.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:

Occupancybyonlytheelderly <input type="checkbox"/>
Occupancybyfamilieswithdisabilities <input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/>
3.Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)
5.Ifapproved,willthisdesignationconstitutea(selectone) <input type="checkbox"/> NewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopmen t

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredto completethissection.

A.AssessmentsofReasonableRevitalizationPursuanttoSection202of theHUD FY1996HUDAppropriationsAct

1. Yes No: HaveanyofthePHA'sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthethePHAascovers undersection202oftheHUDFY1996HUDAppropriations Act?(If"no",skiptocomponent11;if"yes",completeone activitydescriptionforeachidentifieddevelopment,unless eligible to complete streamlined submission. PHAs completingstreamlinedsubmissionsmayskiptocomponent 11.)

2. Activity Description
 Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?If"yes",skiptocomponent11.If "No",completetheActivity Descriptiontablebelow.

ConversionofPublicHousingActivityDescription
1a. Developmentname:
1b. Development(project)number:
2. Whatisthestatusoftherequiredassessment?

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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

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

2. Activity Description

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

Public Housing Home ownership Activity Description (Complete one for each development affected)
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 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR 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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

x 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? 09/19/2002

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

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

See attachment ga026g01

Services and Programs

ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofP articipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing		
Section8		

- b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequiredbyHUD,doesthemostrecentFSSActionPlanaddressthestepssthePHAplantoachieveatleasttheminimumprogramsiz?
Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementsofsection12(d)oftheU.S.HousingActof1937(relatingtothetreatmentofincomechangesresultingfromwelfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA'spublichousingrentdeterminationpoliciesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionandreexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANFagenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprotocolforexchangeofinformationwithallappropriateTANFagencies
- Other:(listbelow)

D.ReservedforCommunityServiceRequirementpursuanttosection12(c)of theU.S.HousingActof1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent 13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAs thatare participatinginPHDEPandareshsubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub componentD .

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents (selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrime insomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirch ildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysis ofcrimestatisticvertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemploye ereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

BenjaminHarveyHillHomes
LucyMorganHomes

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 -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Benjamin Harvey Hill Homes
Lucy Morgan Homes

C. Coordination between PHA and the police

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

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

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

Benjamin Harvey Hill Homes
Lucy Morgan Homes

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PH DEPin the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment File name: _____)

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:

19. The Resident Advisory Board (RAB) met on January 8, 2003 along with officers of the Tenant Association, and Senior Citizen Club. The RAB was wholeheartedly supported in increasing admission denial on grounds of criminal activity increasing to 10 years for prior assisted housing eviction. The consensus was that the denial would contribute to a safer place to live. The group also supported increasing the minimum rent to \$50. Question arose on whether or not the same benefits would be received in calculating the rent.

Concerns were also voiced on giving all tenant 5 working days to have utilities restored after cutoff. The majority thought it was only fair for everybody to abide by the rules. The group also wanted reminder to all about keeping the children off the grass

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
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 need 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)

D. Other Information Required by HUD

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

20. Update on goals and objectives for FY2001

We will continue to strive to improve our customer service and image. As training is offered in the region we will continue to send our maintenance staff for upgrade techniques on repairs according to UPCS standards. Our office staff will be sent to upgrade knowledge on new regulation implementation. All staff will be involved in an in-house yearly program on customer satisfaction/teamwork.

We will continue to remind everyone of their responsibility to keep our "new landscape" looking new.

Efforts will continue in promoting safety along with police security.

21. Update on Resident Assessment Implementation Plan

A plan of action was developed after consultation with Tenant Association and staff. As a result of our customer service and satisfaction survey, the following suggestions were implemented.

Communication: Work order repairs are randomly surveyed. The return response has been very low. Of the returns, the tenant was satisfied with the repair, the repairman, and the request call.

Support is still given to the Tenant Association. Community speakers have been invited to share information about community resources, the

police officers to share information on safety and bingo night with prizes were planned to increase participation and respond to concerns. The participation continues to be low. More incentives will be offered to increase participation.

Gift cards are offered for tips or suggestions that will improve operations. Yet, the suggestion box at each office is seldom utilized.

Safety: The daily (as weather permits) maintenance walk through along with police reports identify opportunities for loitering, break-ins. We monitor for correction. The implementation of an identification card to establish residency will be issued. Efforts will continue to get tenants involved in protecting their community.

22. Significant Amendment or Substantial Deviation/Modification Amendments to the plan

LaGrange Housing Authority (LHA) defines significant amendments or modifications as follows: change to the housing authority's (h/a) mission or the goals and objectives to enable the h/a to meet the needs of the families that it serves or both. LHA anticipates no changes in its housing need strategies or anticipates making substantial changes to its planned use of financial resources.

Basic criteria to determine a significant amendment or modification to the 5-year plan:

1. Charge rent percentages less than 30% of adjusted income.
2. Revision to capital expenditures for demolition and replacement
3. Use of capital funds as operating reserve
4. Designation for occupancy by elderly and disabled families
5. Addition of new non-emergency work items of \$20,000.

Future year plans

LHA defines standard deviation as a change from the existing mission or goals or objectives.

Our mission statement continues to affect all parties -- the residents, the community, HUD and the h/a staff.

A review of needs assessment determined our goals and objectives. Our existing goals and objectives were challenging, achievable, clear, positive and measurable.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

23. DECONCENTRATION POLICY

It is LaGrange Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments with new admissions to public housing and residents seeking voluntary transfers.

A deconcentration analysis was made on both developments in accordance with PIH notice 2001-4 and 24 CFR part 903. The developments were within the 85% to 115% of the housing authority's family average income. Documentation is on file.

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

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

24. PET POLICY

In Consultation With the residents, the purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surrounding. Because of our past experience with the pet policy, we have not set a "nominal non-refundable fee" for pets in any family unit. Elderly units are exempt. A pet deposit is required. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

Exotic pets such as snakes, monkeys, rodents, (hamsters, gerbils), etc. are not allowed.

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with

no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

Approval

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.

Registration

Every pet must be registered with the housing authority's management prior to moving the pet into the unit and updated annually thereafter.

Types and Number of Pets

The LaGrange Housing Authority will allow only two (2) -domesticated dogs, cats, birds, and fish in aquariums in units. All dogs and cats must be neutered.

Inoculations AND LICENSES

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. All licenses and tags must be current.

Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the LaGrange Housing Authority reserves the right to exterminate and charge the resident.

25. CONVERSION OF PUBLIC HOUSING

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 2
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 0
- c. How many Assessments were conducted for the PHA's covered developments? 3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

Development Name	Number of Units
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

26. RESIDENT ADVISORY BOARD MEMBERS

The Resident Advisory Board (RAB) consists of five (5) members serving two -year renewable terms for the purpose of providing input for the initial development and annual update of the agency plan.

A selection committee review the Application for Appointment to the RAB. The committee may recommend individuals or the candidates may be nominated by any adult recipient or the candidate may nominate self. In the event a two -year term is not completed, the replacement RAB members shall begin a new two -year term.

27. IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENT

IMPLEMENTATION

The policy was implemented November 2000, with tenant suggestions, to enhance and promote economic and social self -sufficiency under the requirement. The housing authority tracks and monitors compliance at present.

NOTIFICATION

The LaGrange Housing Authority identifies and mails notices to all adult family members who are apparently not exempt from the community service

requirement. The notification provides the opportunity for family members to claim and explain an exemption status.

The notification advises families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination is effective. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

AGENCY VOLUNTEER OPPORTUNITIES

The program activities are designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These activities include programs from other agencies for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment). The authority may also create volunteer positions such as litter patrols, monitoring in the after school programs and supervising and record keeping for volunteers.

THE LEASE

The lease is in coordination with the community service policy. Proof of compliance with the agreement shall be made by the head of household annually at re-certification. Failure to comply with the agreement shall result in the lease being terminated for such non-compliance, unless the person(s), other than the head of household, no longer resides in the unit and has been removed from the lease.

TANF

The authority has not been successful in entering into a cooperative agreement with the welfare agency. We have met with the local director and staff, provided a copy of the 1998 mandate and sample memorandum. On our last contact, the director was to have their attorney review the memorandum or have it reviewed at another level in Atlanta. On follow-up communication, we were informed the Atlanta office did not know of any such agreement.

PHA Plan TableLibrary

SEE ATTACHEMENTS

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
 Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

28. Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PH A wide)	Number Vacant Units	% Vacancies in Development
GA06P026	HA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
			Year 2003 YEAR 2
Total estimated cost over next 5 years			

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GA06P026	Benjamin Harvey Hill GA26 -1			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GA06p026	Lucy Morgan Homes GA26 -2			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				
Optional 5 -Year Action Plan Tables				

Development Number	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GA06P026	HAWide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years				

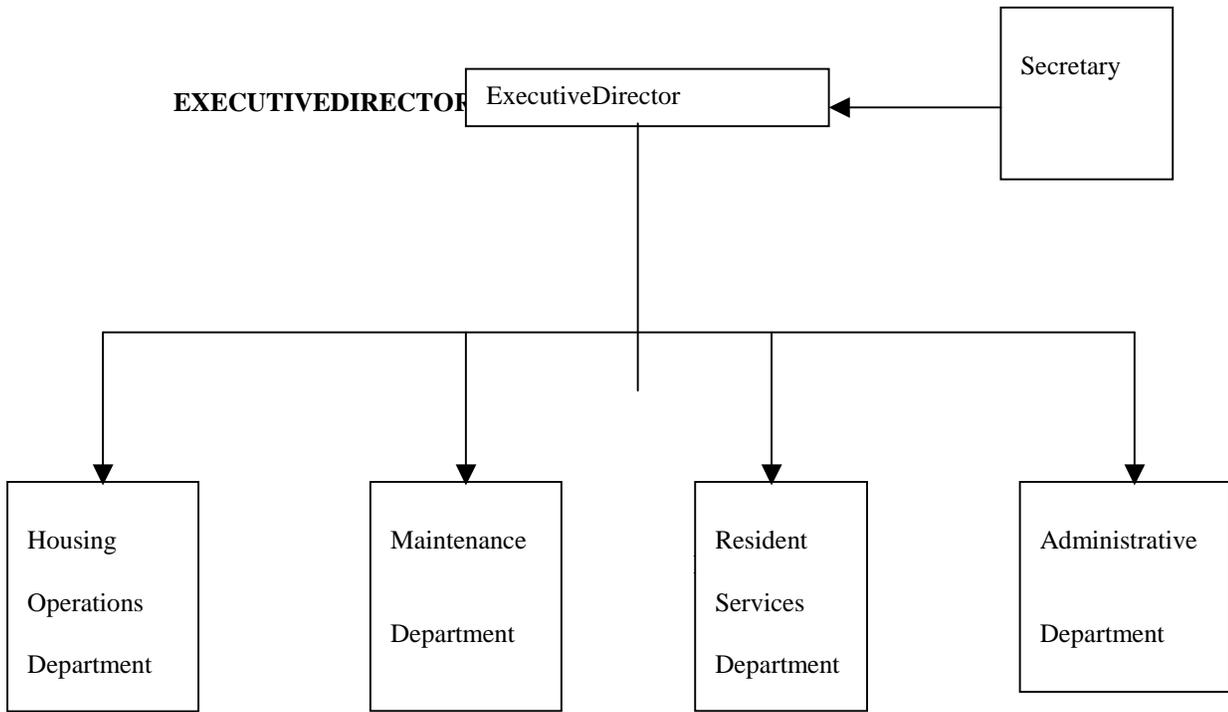
Optional 5 - Year Action Plan Tables

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
GA06P026	BenjaminHarveyHill GA26 -1			
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Totalestimatedcostovernext5years				

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
GA06P026	HA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years				

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
GA06P026	Benjamin Harvey Hill GA26 -1		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years			

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development



Annual Statement/Performance and Evaluation Report

[\[PrevHit\]](#) [\[NextHit\]](#) Capital Fund Program and [\[PrevHit\]](#) [\[NextHit\]](#) Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: LaGrange Housing Authority	Grant Type and Number: GA06P026501 -03 [PrevHit] [NextHit] Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 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				
3	1408 Management Improvements Soft Costs	85,523			
	Management Improvements Hard Costs				
4	1410 Administration	42,761			
5	1411 Audit	1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43,000			
8	1440 Site Acquisition	88,945			
9	1450 Site Improvement				
10	1460 Dwelling Structures	269,002			
11	1465.1 Dwelling Nonexpendable	304,500			
12	1470 Nondwelling Structures	20,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contin gency				
	Amount of Annual Grant: (sum of lines.)	855,231			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504				

	compliance				
	AmountoflineXXRelatedtoSecuritySoft Costs	40,000			
	AmountofLine XXrelatedtoSecurity --Hard Costs				
	AmountoflineXXRelatedtoEnergy ConservationMeasures				
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport

[\[PrevHit\]](#) [\[NextHit\]](#) CapitalFundProgramand [\[PrevHit\]](#) [\[NextHit\]](#) CapitalFundProgramReplacementHousingFactor (CFP/CFPRHF)

PartII:SupportingPages

PHAName:		GrantTypeandNumber [PrevHit] [NextHit] CapitalFund ProgramGrantNo: ReplacementHousingFactorGrantNo:				FederalFYofGrant:		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost	TotalActualCost		Statusof Work
HA-Wide	HumanServiceCoordinator		1408	1	41,000			
	SecurityContract		1408	1	40,000			
	ResidentTraining		1408	1	1,523			
	Planconsultation TotalManagementImprovements 85,523		1408	1	3,000			
HA-Wide	ClerkofWorks		1410	1	33,161			
	Accountant10%		1410	1	4,800			
	Ex.Director10% TotalAdministration42,761		1410	1	4,800			
HA-Wide	Audit TotalAudit1,500		1411	1	1,500			
HA-Wide	Architectford esignofnewhousing Totalfeesandcosts43,000		1430	1	43,000			
1440	Purchaseproperty		1440	4	88,945			

	Totalsiteacquisition88,945								
LucyMorgan 26-2	Roofingunits Totaldwellstruct269,002		1460	54	269,002				

Annual State ment/PerformanceandEvaluationReport

[\[PrevHit\]](#) [\[NextHit\]](#) CapitalFundProgramand [\[PrevHit\]](#) [\[NextHit\]](#) CapitalFundProgramReplacementHousingFactor
(CFP/CFPRHF)

PartII:SupportingPages

PHAName:		GrantTypeandNumber [PrevHit] [NextHit] CapitalFund ProgramGrantNo: ReplacementHousingFactorGrantNo:				FederalFYofGrant:			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost	TotalActualCost		Statusof Work	
BenjaminHill 26-1	Firesuppressionrangehoods		1465	238	47,600				
LucyMorgan 26-2	Firesup pressionrangehoods		1465	182	36,400				
BenjaminHill 26-1	Refrigerators		1465	238	83,300				
LucyMorgan 26-2	Refrigerators		1465	182	63,700				
BenjaminHill 26-1	Ranges		1465	119	41,650				
LucyMorgan 26-2	Ranges Totaldwelllequipnon -expandable 304,500		1465	91	31,850				
LucyMorgan 26-2	Roofingcommunitybuilding		1470	1	10,000				
LucyMorgan 26-2	Roofingoffice Totalnon -dwellstruct20,000		1470	1	10,000				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName:Housing Authority of the City of La Grange		Grant Type and Number CFPGA Capital Fund Program Grant No: GA06P02670799 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/01 Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	0			
	Management Improvements Hard Costs	0			
4	1410 Administration	30,000	30,000	30,000	30,000
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	46,619	46,619	46,619	46,619
8	1440 Site Acquisition	0			
9	1450 Site Improvement	625,790	636,996	636,996	636,996
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment — Nonexpendable	0	0		
12	1470 Non Dwelling Structures	0			
13	1475 Non Dwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			

Annual Statement/Performance and Evaluation Report

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

PHAName: Housing Authority of the City of LaGrange

Grant Type and Number CFP/PGA

Federal FY of Grant:

Capital Fund Program Grant No: GA06P02670799

1999

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1

Performance and Evaluation Report for Period Ending: 9/30/01 Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Total Actual Cost

No.

		Original	Revised	Obligated	Expended
18	1499 Development Activities	0			
19	1502 Contingency	11,206	0		
	Amount of Annual Grant: (sum of lines 2 -19)	713,615	713,615	713,615	713,615
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName:HousingAuthorityoftheCityofLaGrange		GrantTypeandNumberGA06P02670799 CapitalFundProgramGrantNo.:				FederalFYofGrant:1999			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work	
				Original	Revised	Funds Obligated	Funds Expended		
HAWideAdmin	FundingforClerk -of-Works	1410	1	30,000	30,000	30,000	30,000		
	TotalAdministration30,000								
HAWideFees& Costs	A&EServicesfordesignandcontract administrationofsubgrade&landscape, sidewalksystem,treetrimming&fence installation	1430	1	46,619	46,619		46,619	Contract 100% complete	
	TotalFees&Costs46,619								
BenjaminHarvey Hill GA26 -1	Subgrading,topsoiling,cutting,filling, necessarytobri ngtheentireoutsideare ofthebuildingtogradellevels.Seeding, sodding,plantingofshrubs,trimming treestolandancontourdevelopment. Repairalldamaged/brokensidewalks, steps,curbs,guttersurfaces.Install handrails,Providefencingtosaf ely securesection,includingplaygrounds. PhaseI	1450	200	391,890	397,493		397,493		
	TotalSiteImprovements397,493								

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplac ementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages**

GrantTypeandNumberGA06P02670799

FederalFYofGrant:1999

CapitalFundProgramNo:

ReplacementHousingFactorNo:

PHAName:Housing
AuthorityofLaGrange

AllFundObligated
(QuarterEndingDate)

AllFundsExpended
(QuarterEndingDate)

ReasonsforRevisedTargetDates

	Original	Revised	Actual	Original	Revised	Actual
HAWide	9/30/01			3/30/03		
Benj.HarveyHill	9/30/01			3/30/03		
GA26 -1						
LucyMorgan	9/30/01			3/30/03		
GA26 -2						

[AllFundsExpendedby01/31/03](#)

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName:Housing Authority of the City of LaGrange		Grant Type and Number CFPGA Capital Fund Program Grant No: GA06P02650100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0			
2	1406 Operations	0	0		
3	1408 Management Improvements Soft Costs	0	0		
	Management Improvements Hard Costs	0	0		
4	1410 Administration	35,000	35,000	35,000.00	15,399.66
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	67,000	70,609	70,609.00	59,581.35
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	262,469	258,860	258,860.00	12,587.40
10	1460 Dwelling Structures	0	0		
11	1465.1 Dwelling Equipment — Nonexpendable	473,508	473,508	473,508.00	282,506.40
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1502 Contingency		0		

PHAName:HousingAuthorityoftheCityofLaGrange	GrantTypeandNumberCFPGA CapitalFundProgramGrantNo:GA06P02650100 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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OriginalAnnualStatement **ReserveforDisasters/Emergencies** **RevisedAnnualStatement(revisionno:1**
 PerformanceandEvaluationReportforPeriodEndi ng:9/30/01PerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
	AmountofAnnualGrant:(sumoflines2 -19)	837,977	837,977	837,977.00	370,074.81
	AmountoflineXXRelatedtoLBPActivities	0	0		
	AmountoflineXXRelatedtoSection504compliance	0	0		
	AmountoflineXXRelatedtoSecurity --SoftCosts	0	0		
	AmountofLineXXrelatedtoSecurity --HardCosts	0	0		
	AmountoflineXXRelated toEnergyConservation Measures	0	0		
	CollateralizationExpensesorDebtService				

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

PHAName:Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650100 Capital Fund Program Grant No: 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	
HA Wide Admn	Funding for Clerk -of- Works		1410	1	35,000	35,000	35,000	15,399.66	
	Total Admin 35,000								
HA Wide Fees & Costs	A&E Services to prepare design, development, bidding, construction & documentation for painting interior/exterior		1430	1	67,000	70,609.00	70,609.00	59,581.35	
	Total Fees & Costs 70,609.00								

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

PHAName:Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650100 Capital Fund Program Grant No: 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	
Benjamin Harvey Hill Homes GA26 -1	Subgrading, topsoiling, cutting, filling necessary to bring entire outside area of building to grade levels. Seeding, sodding, planting of shrubs, trimming trees to landscape & contour (Phase 2)		1450	119	177,990	177,990	177,990	12,587.40	
	Repair all damaged/broken sidewalks, steps, curbs, gutter surfaces. Install handrail on 3 step risers (Phase 2)		1450	66	18,000	14,391	14,391	0	
	Provide fencing to safely secure sections, including playgrounds (Ph. 2)		1450	119	66,479	66,479	66,479	0	
	Total Site 258,860								

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

PHAName: Housing Authority of the City of La Grange

Grant
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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				
Benj. Harvey Hill GA26 -1	Prepare, pressure wash and repaint all exterior painted surfaces required. Paint interior of all dwelling units. Pressure wash & seal brick buildings surfaces.		1465.1	238	473,508		473,508	473,508	282,506.40	
	Total Dwell Equip - Nonexp								473,508	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of La Grange		Grant Type and Number CFP GA 06 P 02650101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/03 <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	0	0		
2	1406 Operations	0	0		
3	1408 Management Improvements Soft Costs	0	85,523	40,000	19,999.98
	Management Improvements Hard Costs	0	0		
4	1410 Administration	44,600	44,600	9,637	1,394.14
5	1411 Audit	1,500	1,500		0
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	47,737	47,737	0	0
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement		0		
10	1460 Dwelling Structures	54,600	89,887	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	362,095	362,095	0	0
12	1470 Nondwelling Structures	145,966	145,966	0	0
13	1475 Nondwelling Equipment	77,760	77,760	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	20,000	163	163.00	163.00

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

PHA Name: Housing Authority of the City of La Grange	Grant Type and Number CFP GA 06 P 02650101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/03 Final Performance and Evaluation Report

18	1499 Development Activities	0	0		
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	855,231	855,231	49,800	21,557.13
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504 compliance	0	0		
	Amount of line XX Related to Security --Soft Costs	40,000	39,999.99	39,999.99	19,999.99
	Amount of Line XX related to Security --Hard Costs	0	0		
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650101 Capital Fund Program Grant No: 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	
HA Wide Improve	Human Service Coordinator		1408	1	41,600	41,600	0	0	No contracts awarded
	Resident Training		1408	2	1,000	1,000	0	0	
	Plan Consultation		1408	1	2,000	2,000	0	0	
	Total Mgmt Improv 44,600								
	Staff training		1408	2	1,000	923.01	.01	0	
	Security contract with the city		1408	1	40,000	39,999.99	39,999.99	19,999.99	City of Lagrange
	Total Mgmt Improve 85,523								

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

PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650101 Capital Fund Program Grant No: 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	
HA Wide Admin	Funding for Clerk -of-Works		1410	1	35,000	30,210	0	0	
	Accountant @ 10%		1410	1	4,800	7,195	4,837	994.14	
	Executive Director @ 10%		1410	1	4,800	7,195	4,800	400.00	
	Total Administration 44,600								
HA Wide Audit	Audit		1411	1	1,500	1,500	0	0	
	Total Audit 1,500								
HA Wide Fees & Costs	A & E services for design of holes at back of units when space heaters were removed, wiring, remodeling office		1430	1	47,737	47,737	0	0	
	Total Fees & Costs 47,737								

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

PHAName: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650101 Capital Fund Program Grant No: 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	
HAWide Nondwellequip	Office furniture Computers		1475	5	25,000	25,000	0	0	
				2	5,160	5,160			
	Lawnmowers		1475	2	30,000	30,000	0	0	
	Truck		1475	1	15,000	15,000	0	0	
26-1	Benches		1475	4	1,300	1,300	0	0	
26-2	Benches		1475	4	1,300	1,300	0	0	
	Total Nondwellequip								
HAWide Nondwellstruct	Storage building		1470	1	5,966	5,966	0	0	
	Remodel main office		1470	1	140,000	140,000	0	0	
	Total Nondwellstruct								

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

PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650101 Capital Fund Program Grant No: 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	
Dwell Equip on expendable	Prepare, pressure wash and repaint all exterior painted surfaces required. Paint interior of all dwelling units. Pressure wash & seal brick building surfaces.		1465.1	182	362,095	362,095	0	0	
	Total Dwell Equip on exp 36								
Relocation	Mov tenants while painted		1495.1	125	20,000	163	163	163	
	Total Relocation 163								
Contingency	Additional cost of ceiling/paint repairs		1502	1	15,373	0	0	0	
	Total Contingency 0								

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

PHAName: Housing Authority of LaGrange		Grant Type and Number GA06P02650101				Federal FY of Grant: 2001	
		Capital Fund Program No:					
		Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	Mar03	June03		Sept04	June05		
1410	Mar03	June03		Sept04	June05		
1411	Mar03	June03		Sept04	June05		
1430	Mar03	June03		Sept04	June05		
1460	Mar03	June03		Sept04	June05		
1465.1	Mar03	June03		Sept04	June05		
1470	Mar03	June03		Sept04	June05		
1475	Mar03	June03		Sept04	June05		
1495.1	Mar03	June03		Sept04	June05		

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

PHAName: Housing Authority of LaGrange	Grant Type and Number GA06P02650101 Capital Fund Program No: Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName:Housing Authority of the City of LaGrange		Grant Type and Number CFPGA Capital Fund Program Grant No: GA06P02650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	101,600	86,600	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	44,600	44,600	0	0
5	1411 Audit	1,500	1,500	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	57,531	57,531	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	20,000	20,000	0	0
10	1460 Dwelling Structures	457,723	457,723	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	130,000	130,000	0	0
13	1475 Nondwelling Equipment	0	15,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
				0	0

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

PHAName:Housing Authority of the City of La Grange	Grant Type and Number CFP GA Capital Fund Program Grant No: GA06P02650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/02 Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2 - 19)	812,954	812,954	0	0
	Amount of line XX Related to LBP Activities	0	0	0	
	Amount of line XX Related to Section 504 compliance	0	0	0	
	Amount of line XX Related to Security -- Soft Costs	40,000	40,000	0	
	Amount of Line XX related to Security -- Hard Costs	0	0		
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0	0		

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

PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650102 Capital Fund Program Grant No: GA06P02650200 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	
HA Wide Mgmt Improvements	Funding for Human Services Coordinator		1408	1	41,600	41,600			
	Resident Training		1408	2	1,000	1,000			
	Plan Consultation		1408	1	3,000	3,000			
	Staff Training		1408	2	1,000	1,000			
	Security contract with the city		1408	1	40,000	40,000			
	Copier		1408	3	15,000	0			
	Total Mgmt Improve				86,600				
	Copier		1475	3	0	15,000			
	Total Nondwell Equip				15,000				

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

PHAName:Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650102 Capital Fund Program Grant No: GA06P02650200 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		
HA Wide Admin	Funding for Clerk of Works	1410	1	35,000	35,000				
	Accountant @ 10%	1410	1	4,800	4,800				
	Executive Director @ 10%	1410	1	4,800	4,800				
	Total Admin 44,600								
HA Wide Audit	Audit	1411	1	1,500	1,500				
	Total Audit 1,500								
HA Wide Fees & Costs	A & E services to design roofing replacement	1430	1	57,531	57,531				
	Total Fees & Costs 57,531								

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

PHA Name: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650102 Capital Fund Program Grant No: GA06P02650200 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		
Benj. Harvey Hill GA26 -1									
Site Improvement	Pavilion	1450	1	10,000	10,000				
	Pavilion 26 -2	1450	1	10,000	10,000				
	Total Site Improve			20,000					
Dwell Structures	Roofing	1460	62	457,723	457,723				
	Total Dwell Struct			457,723					
Nondwell Structure	Roof Community Building	1470	1	10,000	10,000				
	Construct maintenance building	1470	1	120,000	120,000				
	Total Nondwell Struct			130,000					

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

PHAName: Housing Authority of the City of LaGrange		Grant Type and Number GA06P02650102 Capital Fund Program Grant No: GA06P02650200 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

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

PHAName: Housing Authority of LaGrange Grant Type and Number GA06P02650102 Federal FY of Grant: 2002
 Capital Fund Program No:
 Replacement Housing Factor No:

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	Mar04	May04		May05			
1410	Mar04	May04		May05			
1411	Mar04	May04		May05			
1430	Mar04	May04		May05			
1450	Mar04	May04		May05			
1460	Mar04	May04	May05				
1470	Mar04	May04		May05			

[PrevHit] [NextHit] CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameLaGrangeH/AGA026				Original5 -YearPlan RevisionNo:	
Development Number/Name/HA- Wide	Year1 2003	WorkState mentforYear2 FFYGrant: PHAFY:2004	WorkStatementfor Year3 FFYGrant: PHAFY:2005	WorkStatementforYear4 FFYGrant: PHAFY:2006	WorkStatementforYear5 FFYGrant: PHAFY:2007
	Annual Statement				
HA-Wide		409,900	230,600	96,000	855,231
BenjaminHill 26-1		155,070	624,631	759,231	
LucyMorgan 26-2		290,261			
TotalCFPFunds (Est.)		855,231	855,231	855,231	855,231
TotalReplacement HousingFactorFunds					

[PrevHit] [NextHit] CapitalFundProgramFive -YearActionPlan
PartII:SupportingWorkActivities

Activitiesfor Year1	ActivitiesforYear:_2____ FFYGrant: PHAFY:2004			ActivitiesforYear:_3____ FFYGrant: PHAFY: 2005		
Annual statement						
	1408	HumanServiceCoord	41,000	1408	HumanServiceCoord	41,000
		SecurityContract	40,000		SecurityContract	40,000
		Training	2,000		Training	2,000
		PlanConsultation	3,000		PlanConsultation	3,000
	1410	ClerkofWor ks	35,000	1410	Clerk	35,000
		Accountant10%	4,800		Accountant	4,800
		Ex.Director10%	4,800		ED	4,800
	1411	Audit	1,500	1430	Architect	80,000
	1430	Architect	44,000	1460	Dwellingconstruction	516,681
	1460	dwellingconstruction	100,000	1470	Gym26 -1	107,950
	1465	Ranges	41,650	1475	Sewercleaner	10,000
		Blinds	9,520		Leafblower	10,000
		Electronicsmokealarms	11,900			
		26-1				
		Ranges	36,400			
		Blinds	7,280			
		Electronicsmokealarms	9,100			
		26-2				
	1470	Laundryfacility	92,000			
		26-1				
		Laundryfacility	87,531			
		Gym	107,950			
		26-2				
	1475	Vehicles-van,car,truck	55,000			
		Photoidcamera	2,400			
		Tv/vcr/videos	2,400			
		Generator	50,000			
		Mailboxes	24,000			
		Laundryequipment	42,000			
		26-2				

[PrevHit] [NextHit] CapitalFundProgramFive -YearActionPlan

PartII:SupportingWorkActivities

Activitiesfor Year1	ActivitiesforYear:_4____ FFYGrant: PHAFY:2006			ActivitiesforYear:_5____ FFYGrant: PHAFY:2007		
Annual statement						
	1440	Purchaseproperty	59,231	1440	Propertypurchase	855,231
	1460	Dwellingconstruction	700,000			
	1475	Telephonesystem Camcorder Treetrimming Playequipment	2,000 1,000 5,000 2,000			
	1408	HumanServiceCoord	41,000			
		SecurityContract	40,000			
		Training	2,000			
		Planconsultation	3,000			

**Information Required for the "Services and Programs"
Table in Component 12B(1)**

- 1.**
Program Name and Description: National Kids Day on the Square on Aug. 5, 2001 from 3:00 P.M. – 5:00 P.M.

Estimated Size: 12 people

Allocation Method: The program was open to the community

Access: Housing Authority of City of La Grange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To provide tenants entertainment

Goal: To acknowledge children in Troup County and give them a day of celebration

- 2.**
Program Name and Description: Open House, Multipurpose Building on November 9, 2001 from 6:00 P.M. – 7:00 P.M.

Estimated Size: 8 people

Allocation Method: The open house was open to the community

Access: Housing Authority of City of La Grange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To introduce tenants to the HA new Gateway computers

Goal: To observe tenant technology knowledge increase

- 3.**
Program Name and Description: Christmas Parade, La Grange Troup County Chamber of Commerce on November 29, 2001 at 6:00 P.M.

EstimatedSize: 40people

AllocationMethod: Theworkshopwasopentothecommun ity

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: ToprovidetenantswithtransportationtotheChristmas
parade

Goal: Toincrease tenant’sparticipationincommunityactivities

**4.
ProgramNameand
Description:**

ChristmasSpectacularPresentation,FoxTheatre
December2,2001

EstimatedSize: 27 people

AllocationMethod: ThefieldtripwasopentoASpparticipantsandtheir
parents

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: Toprovidetenantswithawardforgoodbehaviorandgood
attendancetothedrug preventionprogram

Goal: Toincreasetenant’sawarenessofplacesoutsideof
LaGrange,GA

**5.
ProgramNameand
Description:**

SFTDedicationService,MultipurposeBuildingon
December11,2001at5:00P.M.

EstimatedSize: 18 people

AllocationMeth od: Theservicewasopentothecommunity

Access: HousingAuthorityofCityofLaGrangemainofficeat

706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: ToobservealltheworkthatExecutiveDire ctorSamuel TuckerdidfortheHousingAuthority
TodedicatetheMultipurposebuildinginmemoryofSFT

Goal: TorememberSamuelL.Tucker

6.

ProgramNameand Description:

BlackHistoryProgram,MultipurposeBuilding
onMarch1,2002from5:00P.M .

EstimatedSize: 36 people

AllocationMethod: Theprogramwasopentothecommunity

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: Toprovidetenantsinformationonsomeblackleadersin observanceofBlackHistorymonth

Goal: Toincreasetenant'sknowledgeofsomeblackleaders

7.ProgramNameand Description:

MartinLutherKingJr.Centerfieldtrip,AtlantaGA
Feb. 25,2002from9:00A.M. -2:00P.M.

EstimatedSize: 11 people

AllocationMethod: ThefieldtripwasopentoASPparticipants

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: ToprovidetenantswithBlackhistoryeducation

Goal: To increase good behavior from ASP participants

8.

Program Name and Description:

New LHA Tenant Reception, Multipurpose Bldg
on March 13, 2002 at 6:00 P.M.

Estimated Size: 6 people

Allocation Method: The reception was open to the community

Access: Housing Authority of City of LaGrange main office at
706-882-6416 or Multipurpose Building at 884-5032

Eligibility: Public housing residents

Purpose: To provide new tenants with valuable information about the
HA programs and activities

Goal: To increase HA participation

9.

Program Name and Description:

Butts Mill Farm field trip, Pine Mountain, GA
on March 15, 2002 at 10:00 A.M.

Estimated Size: 31 people

Allocation Method: The field trip was open to the ASP participants

Access: Housing Authority of City of LaGrange main office at
706-882-6416 or Multipurpose Building at 884-5032

Eligibility: Public housing residents

Purpose: To provide tenants with knowledge of a variety and
animals and their lifestyles

Goal: To encourage and increase good behavior

10.**Program Name and Description:**

Easter Egg Hunt, Benjamin Harvey Hill grounds children ages 4 – 14 on March 23, 2002 @ 11:00 a.m.

Estimated Size:

25 kids

Allocation Method:

The hunt was open to the community

Access:

Housing Authority of City of LaGrange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility:

Public housing residents

Purpose:

To provide tenants with a recreational activity

Goal:

To observe tenants celebrate Easter

11.**Program Name and Description:**

Callaway Gardens field trip, Pine Mountain, GA on April 13, 2002 from 9:00 P.M. – 3:30 P.M.

Estimated Size:

23 people

Allocation Method:

The field trip was open to ASP participants

Access:

Housing Authority of City of LaGrange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility:

Public housing residents

Purpose:

To provide tenants with excitement

Goal:

To encourage and increase good behavior and participation

12.**Program Name and Description:**

Six Flags field trip, Atlanta, GA on May 18, 2002 from 9:00 A.M. – 4:00 P.M.

Estimated Size:

31 people

Allocation Method:

The field trip was open to ASP participants

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To provide tenants with excitement

Goal: To encourage and increase good behavior and participation

13.

Program Name and Description:

Drug Prevention Graduation Program, BH Community
Bldg on May 24, 2002 from 4:00 P.M. -6:00 P.M.

Estimated Size: 37 people

Allocation Method : The program was open to the community

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To honor those ASP participants who complete the Drug
Prevention requirements for Graduation

Goal: To encourage and increase good behavior and participation

14.

Program Name and Description:

Department of Labor Workshop (1 day), Multipurpose
Building on July 17, 2002 from 9:00 A.M. -12:00 noon

Estimated Size: 6 person

Allocation Method: The workshop was open to the community

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: Toprovidetenantswiththetoolsneededtoapplyfora job

Goal: Toobservetenantjobrategoupandtenantsmaintaintheir job

15.

ProgramNameand Description:

MovieDay(ShrekandGoodBurgerbothratedPG), BenjaminHarveyHill CommunityBldg.July19,2002 from5:30p.m.–7:30p.m.

EstimatedSize: 50kids

AllocationMethod: Themoviewasopentothecommunity

Access: HousingAuthorityofCityofLaGrangemainofficeat 706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: Toprovidetenantswithanactivity

Goal: ToincreaseHAparticipation

16.

ProgramNameand Description:

BacktoSchoolBashforallchildrenfromprek –12th grade,BenjaminHarveyHillCommunityBuildingon August3,2002@10:00a.m.

EstimatedSize: 74people

AllocationMethod: Thebashwasopentothecommunity

Access: HousingAuthorityofCityofLaGrangemainofficeat 706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: Toprovidetenantswiththetools/informationneededtogo backtoschoolafterthesummer

Goal: Toobservetenanteducationlevelgoup

17.

Program Name and Description:

Boyz to Men Talk with Motivational Speakers at Benjamin Harvey Hill Community Building on August 20, 2002 @ 4:00 p.m.

Estimated Size:

20 people

Allocation Method:

The program was open to the community

Access:

Housing Authority of City of La Grange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility:

Public housing residents

Purpose:

To provide tenants with the motivation needed to be the best citizen they can be

Goal:

To observe rate of crime go down

18.

Program Name and Description:

Girl Talk, for ages 13 to 19 to discuss the importance of practicing abstinence on September 13, 2002 Benjamin Harvey Hill Community Building @ 4:00 P.M.

Estimated Size:

17 people

Allocation Method:

The program was open to the community

Access:

Housing Authority of City of La Grange main office at 706-882-6416 or Multipurpose Building at 884 -5032

Eligibility:

Public housing residents

Purpose:

To provide tenants with sex education

Goal:

To observe the rates of teenage pregnancy and STD rates go down

19.

Program Name and Description:

U.S. Space Rocket Space Center field trip, Birmingham AL on October 11, 2002 from 9:00 A.M. - 9:00 P.M.

EstimatedSize: 31 people

AllocationMethod: ThefieldtripwasopentoASPparticipan ts

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpose: Toprovidetenantswithexcitement

Goal: Toencourageandincreasegoodbehavi orandparticipation

20.**ProgramNameand
Description:**

RedRibbonWeek, LucyMorganandBenjaminHarvey
HillCommunity, Oct.23 -Oct.31, 2002 (including
banner, Essay, coloring, andpostercontest, Crime
PreventionSpeaker, Redfoodday, andPara de

EstimatedSize: 30kids

AllocationMethod: Theprogramwasopentothecommunity

Access: HousingAuthorityofCityofLaGrangemainofficeat
706-882-6416orMultipurposeBuildingat884 -5032

Eligibility: Publichousingresidents

Purpos: Toprovidetenantswithinformationondrugandalcohol
abuse

Goal: Toobservetenantdrugabuseandsellingofdrugratesgo
down

21.**ProgramNameand
Description:**

ChristmasParade, LaGrangeTroupCountyChamberof
CommerceonDecember5, 2002at 6:00P.M.

EstimatedSize: 40 people

AllocationMethod: Theworkshopwasopentothecommunity

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To provide tenants with transportation to the Christmas parade

Goal: To increase tenant's participation in community activities

22.

Program Name and Description:

100 Black Men Inc. Christmas Dinner, Benjamin Harvey Hill Multipurpose Bldg. on December 19, 2002 from 4:00 P.M. - 5:30 P.M.

Estimated Size: 25 people

Allocation Method: The dinner was open to ASP participants and parents

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose: To provide tenants with dinner

Goal: To encourage and increase good behavior and participation

23.

Program Name and Description:

The African American Panoramic Museum field trip, Atlanta GA on December 20, 2002 from 9:00 A.M. - 4:00 P.M.

Estimated Size: 22 people

Allocation Method: The field trip was open to ASP participants

Access: Housing Authority of City of La Grange main office at
706-882-6416 or Multipurpose Building at 884 -5032

Eligibility: Public housing residents

Purpose:	To provide tenants with excitement
Goal:	To encourage and increase good behavior and participation
24. Program Name and Description:	MLK Vigil March on January 15, 2003 at 5:30 p.m.
Estimated Size:	30 people
Allocation Method:	The vigil was open to all tenants and the LaGrange community
Access:	Housing Authority of City of LaGrange main office at 706-882-6416 or Multipurpose Building at 884 -5032
Eligibility:	Public housing residents and LaGrange community
Purpose:	To recognize Martin Luther King Jr.'s birthday
Goal:	To increase tenant's participation in community activities

RESIDENT ADVISORY BOARD MEMBERS

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ResidentAssociationBoardInformation2002

NameofBoardMembers	Title	Appointment	TermDate
DebraEllison 208AChatham LaGrange,GA30240 885-1765	President	August14,2002	2years
DorethaHouston 2DHabershamDrive LaGrange,GA30240 812-9869	VicePresident	August14,2002	2years
JaniceGoode 208CChathamStreet LaGrange,GA30240 883-7874	Secretary	August14,2002	2years
MarionMurray 1102CWhitesvilleStreet LaGrange,GA30240 884-0763	Asst.Secretary	August14,2002	2years
MamieCameron 1006BBaldwinStreet LaGrange,GA30240 884-4946	Treasurer	August14,2002	2years
SusieThornton 1006CBaldwinStreet LaGrange,GA30240 845-1031	Asst.Treasurer	August14,2002	2years

GRIEVANCE HEARING PANEL

**CHARLOTTE ANDERSON, DIRECTOR
LITERACY VOLUNTEERS OF AMERICA
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SeniorClubOfficers2002

LizzieFelix,President
102AChathamStreet
LaGrange,GA30240

Ms.LenoraBoykin,Secretary
903BBaldwi nStreet
LaGrange,GA30240

Ms.BelindaCameron
506CRevisStreet
LaGrange,GA30240

JorethaWilkerson,Treasurer
604BBortonStreet
LaGrange,GA30240

DECONCENTRATION POLICY

It is LaGrange Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments with new admissions to public housing and residents seeking voluntary transfers.

A deconcentration analysis was made on both developments in accordance with PIH notice 2001-4 and 24 CFR part 903. The developments were within the 85% to 115% of the housing authority's family average income. Documentation is on file.

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

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

LAGRANGE HOUSING AUTHORITY

DATE ADOPTED: FEBRUARY 27, 2001

RESOLUTION NUMBER 629

18.0 PET POLICY

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surrounding.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed five (5) gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty-five (25) pounds at time of maturity. All dogs must be neutered or spayed.

Cats: All cats must be neutered or spayed and declawed.

Exotic pets such as snakes, monkeys, rodents, (hamsters, gerbils), etc. are not allowed.

18.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

18.3 APPROVAL

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.

Registration

Every pet must be registered with the housing authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cat).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish -size of tank or aquarium must be registered.

18.4 TYPES AND NUMBER OF PETS

The LaGrange Housing Authority will allow only one (1) domesticated dog, cat, bird, and fish in aquariums in units. All dogs and cats must be neutered.

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty-five (25) pounds in weight at maturity.

Licenses and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

18.5 INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

18.6 PET DEPOSIT

A pet deposit of \$125 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

18.7 FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the LaGrange Housing Authority reserves the right to exterminate and charge the resident.

18.8 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or LaGrange Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

18.9 DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.

- (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The housing authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in a garbage container.

D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

Pet Restraints

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.
- B. All cats must be in a caged container or on a leash when taken out of the owner's apartment.
- C. All birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

When notified of any entry by the housing authority, all pets must be restrained for the safety of housing authority staff and/or HUD inspector _____.

18.10 VISITING PETS

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

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

18.11 REMOVAL OF PETS AND PET RULE VIOLATION

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the housing authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the persons designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the housing authority can officially remove the pet. The authority accepts no responsibility for pets so removed.

Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the authority's Grievance Procedure will be followed.

Liability

Residents owning pets shall be liable for the entire amount of all damages to the housing authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet.

Pet owners shall be strictly liable for the entire amount of injury to the person or property of other residents, staff or visitors of the housing authority caused by their pet, and shall indemnify the housing authority of all costs of litigation and attorney's fees resulting from such damage.

Pet liability insurance can be obtained through most insurance agencies and companies.

14.0 CONTINUED OCCUPANCY AND COMMUNITY SERVICE

14.1 GENERAL

It is the policy of LaGrange Housing Authority (LHA) to enhance and promote economic and social self-sufficiency.

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement.

<p>NOTE: For purposes of the community service requirement, an adult is a person eighteen (18) years or older.</p>

14.2 EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary caregiver for someone who is blind or disabled
- D. Family members engaged in work activity
- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

14.3 NOTIFICATION OF THE REQUIREMENT

The LaGrange Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The LaGrange Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are

exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The LaGrange Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Community Service does not include political activities.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The LaGrange Housing Authority will coordinate with local social service agencies and local schools in identifying a list of volunteer community service positions.

Together with the resident advisory council, the LaGrange Housing Authority may create volunteer positions such as litter patrols, monitoring in the after school programs and supervising and record keeping for volunteers.

14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the LaGrange Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer timesheet to the community agency for completion by the authorized agency representative. Instructions for the time sheet require the family member to date and sign the form for each period of work.

- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.
- E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the LaGrange Housing Authority whether each applicable adult family member is in compliance with the community service requirement.

14.6 NOTIFICATION OF NON -COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The LaGrange Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enters into an agreement to comply, the lease will not be renewed or will be terminated;

14.7 OPPORTUNITY FOR CURE

Proof of Compliance: Each head of household must present to LHA's office documentation that he/she and all other persons eighteen years of age or older living in the household, who are not exempt, have complied with this section. Documentation may include a letter from the agency on letterhead or other official document. Any such documentation shall be verifiable by the housing authority.

Failure to comply with the Community Service Requirement and to provide appropriate verifiable documentation prior to the date required shall result in the lease not being renewed by the housing authority; however, the housing authority may allow the family member who is not in compliance to complete the requirements within the following year. The head of household and the person not in compliance must sign an agreement stating that the deficiency will be cured within the next twelve months. Proof of compliance with the agreement shall be made by the head of household annually at re-certification.

Failure to comply with the agreement shall result in the lease being terminated for such non-compliance, unless the person(s), other than the head of household, no longer resides in the unit and has been removed from the lease.

The LaGrange Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-

sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12 -month period. The cure shall occur over the 12 -month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self -sufficiency program, or falls behind in their obligation under the agreement to perform community service, the LaGrange Housing Authority shall take action to terminate the lease.

FAILURE TO COMPLY WITH THE COMMUNITY SERVICE REQUIREMENT AND TO PROVIDE APPROPRIATE VERIFIABLE DOCUMENTATION PRIOR TO THE DATE REQUIRED SHALL RESULT IN THE LEASE NOT BEING RENEWED BY THE HOUSING AUTHORITY.