

# PHAPlans

5YearPlanforFiscalYears200 0 -200 4  
AnnualPlanforFiscalYear200 3

HousingAuthorityof theCityof Newnan

**NOTE:THISPHA PLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** Housing Authority of Newnan

**PHANumber:** GA095

**PHAFiscalYearBeginning:** 07/2003

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

**A.Mission**

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

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

The *Housing Authority of Newnan* (HAN) is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self sufficiency, upward mobility, and home ownership opportunities to the residents of the Authority and throughout the City of Newnan. Our goal is to be a leader in the City of Newnan housing industry by building a reputation for excellent community service and customer satisfaction.

**B.Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED 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.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

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

- PHAGoal:Improvethethequalityofassistedhousing  
Objectives:
  - Improvepublichousingmanagement:(PHASscore)
  - Improvevouchermanagement:(SEMAPscore)
  - Increasecustomersatisfaction:
  - Concentrateoneffor tstoimprovespecificmanagementfunctions:  
(list;e.g.,publichousingfinance;voucherunitinspections)
  - Renovateormodernizepublichousingunits:
  - Demolishordisposeofobsoletepublichousing:
  - Providereplacementpublichousing:
  - Providereplacementvouchers:
  - Other:(listbelow)

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

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

## **Other PHA Goals and Objectives: (list below)**

**Goal #1: Improves service delivery to customers by enhancing operational efficiency, coordinating with community providers, and improving facilities**

### **Goal Overview**

The HAN has initiated operational changes; assigned a staff person to coordinate activities with community providers; and initiated actions to improve the management of the HAN facilities to improve service delivery. Management must continue making the necessary organizational changes, establishing monitoring and tracking systems, and providing on-going staff training to reach this goal. First priority is given to establishing an efficient and effective operation that will ensure quality service delivery. The objectives to be accomplished by each partner, and the capital issues to be addressed are defined as follows:

### ***Objectives***

- As an ongoing process, the Executive Director will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to HAN facilities and reduced duplicative costs.
- HAN staff will annually conduct a customer satisfaction survey.
- HAN staff will attend, at a minimum, two training seminars per year.

### **Progress:**

The Authority has used the Resident Survey issued by the Real Estate Assessment Center as a customer satisfaction survey. The Authority develops a Follow-up Plan based on the areas in which scores are the lowest. The Follow-up Plan is included in the Attachments of the Agency Plan.

The Authority continues to send staff members to training as needed.

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

**Goal Overview**

To achieve this goal, a proactive approach must be initiated to research redevelopment alternatives. Efforts should be made by the Board of Commissioners to establish a Redevelopment Committee to research local redevelopment opportunities. Professional support resources should be considered to assist the HAN with potential funding sources. The Redevelopment Committee should develop a primary agenda that will lead to financial independence and the agenda should be reviewed and revised annually based on the financial needs of the HAN. The tasks to be accomplished by each partner and the capital issues to be addressed are as follows:

***Objectives***

- By September 2000, HAN will establish a Board Redevelopment Committee to protect the financial, re-development and expansion interests of the HAN, who, in turn, will develop a primary agenda that will lead the HAN to financial independence.
- By December 2000, the Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the HAN's role in the community.
- By March 2001, the Executive Director will investigate redevelopment initiative partnership possibilities with the City.

**Progress:**

The Board of Commissioners is serving as this committee with the Executive Director as the Lead Person.

The Authority has met with officials from the City of Newnan to discuss redevelopment plans.

The City of Newnan provided the Authority with a loan of \$150,000 for redevelopment activities in March of 2001.

**Goal#3: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families**

**Goal Overview**

In order to compete in the open market, the attractiveness and marketability of the housing stock must be enhanced. The enhancement of the properties will attract working families to the HAN's communities. Strategies will be developed to improve the status of the neighborhoods. HAN policy is strictly enforced; rent is collected in a timely manner; fines for delinquent rent, unacceptable housekeeping, and trash in the yards are consistent. Repeat lease violators will be evicted and neighborhood standards have been established by the HAN and accepted by the residents. Residents must be involved in and accountable for the neighborhoods in which they reside and residents are encouraged to "take ownership" of their communities. Attractive curb appeal is maintained. These initial steps must be taken to improve the housing stock. The rules and routine maintenance must be consistent in order to maintain the properties in a marketable status. The tasks to be accomplished by each partner and the capital issues to be addressed are as follows:

***Objectives***

- By July 2000, the Board of Commissioners will establish priorities for the HAN in removing the stigma from the communities through supportivemarketingeffortsand establishing preferences that will best suit the residents of the city.
- By September 2000, the HAN staff, in consultation with the Resident Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development, thereby establishing the role of residents in achieving maximum neighborhood appeal.
- By November 2000, the Executive Director and the HAN staff will develop methods of enforcing model neighborhood standards, marketing strategies and a marketing plan for future success.
- By December 2000, the Executive Director along with a consultant, if applicable, will identify potential state and local funding and/or grants. This will include identifying federal sources of funding for physical improvements to the housing stock.

**Progress:**

The Authority has established working family and local preferences which will help remove the stigma associated with the public housing communities.

Improvement Plans are in progress.

A person was hired to monitor all ground on a daily basis.

The Authority is continually searching for alternate sources of funding .

**Goal#4: Improve the public and community image of the HAN by developing and implementing a comprehensive Public Relations Plan**

**Goal Overview**

It is the mission of the HAN to become recognized as a leader in the housing industry in the City of Newnan. This will be accomplished by improving the public and community image of the HAN. A proactive Public Relations Program must be established. There are many community wide opportunities available to the HAN. Becoming an integral part of community building is a priority with the HAN. The HAN must earn the respect of the citizens of Newnan by providing clean, affordable and modern housing facilities. The tasks which must be accomplished by each partner and the capital issues to be addressed are as follows:

***Objectives***

- By December 2000, the Board of Commissioners must establish parameters for an superior Public Relations Program for the HAN.
- By January 2001, the Board of Commissioners and the Executive Director will designate a Public Affairs Officer who will promote the HAN on a community wide basis and as a representative for the HAN, will participate in collaborative efforts for community growth.
- By January 2001, the Executive Director with assistance from the HAN staff will develop a mailing list for marketing and outreach materials and assess and make recommendations for efficient telecommunications to ensure complaints are minimized.
- By March 2001, the HAN staff and the Executive Director will create income sources for specific programs through partnerships, solicitation of community support, and sponsoring community based functions.

**Progress:**

The Board of Commissioners approved a Public Relations Plan.

The Executive Director is serving as the Public Affairs Officer for the Authority.

The Authority has received funds from the United Way to sponsor resident activities.

## **Goal#5: Improve employees services and support systems**

### **Goal Overview**

A staff with a positive attitude greatly contributes to the success of the HAN. The staff will be given every opportunity possible to make the HAN a better place to work. Teamwork, although challenging, is crucial to the delivery of quality work and customer satisfaction. Employees must be held accountable for the tasks for which they are responsible and, in turn, they must be rewarded for a job well done. Incentives will be made available to promote competition and a healthy environment for the staff. The tasks to be accomplished by each partner and the capital issues to be addressed are as follows:

### ***Objectives***

- By September 2000, the Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the HAN staff.
- By November 2000, the Technical Services Supervisor will establish and implement ethical and professional department standards which will dictate a tracked plan of improvement at all performance levels.
- By December 2000, the Executive Director will identify sources of funding to improve employee services and support systems.

### **Progress:**

The Board of Commissioners established an Incentive Program for employees to help promote morale.

The Authority is attempting to reduce cost where possible.

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

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerfo rmingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

Provideabriefoverviewof theinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

ThisdocumentrepresentstheHousingAuthorityof theCityofNewnan 'sFY2003AgencyPlan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

As in last year's Plan, the Authority has provided updated information on the progress toward achievingtheFive YearPlan'sMissionandGoals ,currentwaitinglistdemograp hicsandplanned Capital Fund Program expenditures. A complete listing of the information provided in the AgencyPlanAnnualUpdateisprovidedonthepreviouspageintheTableofContents.

Due to cuts in the Federal Budget, the Authority will not be re ceiving any funds through the PublicHousingDrugEliminationProgram.

The Authority is requesting a revision to the FY2001 Capital Fund Program. This revision is includedasanattachment.

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

[24CFR Part 903.79(r)]

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

#### **Table of Contents**

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## Attachments

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

### Required Attachments:

- Attachment A:** Deconcentration Analysis
- FY2003 Capital Fund Program Annual Statement (**ga095a01**)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B:** Resident Membership of the PHA Governing Board
- Attachment C:** Membership of the Resident Advisory Board
- Attachment D:** Resident Assessment and Satisfaction Survey Follow -Up Plan
- Attachment E:** Criteria for Substantial Deviation and Significant Amendments

### Optional Attachments:

- PHA Management Organizational Chart
- FY2003-2007 Capital Fund Program 5 Year Action Plan (**ga095a01**)
- 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)

FY2002 CFPP Performance and Evaluation Report (**ga095b01**)

FY2001 CFPP Performance and Evaluation Report (**ga095c01**)

**Attachment F:** Section 8 Homeownership Capacity Statement

**Attachment G:** Section 8 Project -Based Voucher Statement

## 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
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1.StatementofHousingNeeds

[24CFRPart903.79(a)]

## **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

Basedupontheinformationcontainedin theConsolidatedPlan/sapplicabletothejurisdiction,and/orother dataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthe followingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamilieswith housingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

<b>HousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	1,178	5	4	3	3	3	5
Income>30%but <=50%ofAMI	607	4	4	4	3	3	4
Income>50%but <80%ofAMI	210	3	4	4	3	3	4
Elderly	393	3	3	3	4	3	4
Familieswith Disabilities	N/A	3	4	3	5	3	4
Black	1,086	3	3	3	3	3	3
White	994	3	3	3	3	3	3
Hispanic	18	3	3	3	3	3	3

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

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

## B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof 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 Needsof FamiliesontheWaitingList			
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	122		60
Extremely low income (<=30% AMI)	104	85.2%	
Very low income (>30% but <=50% AMI)	18	14.8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	96	78.7%	
Elderly families	1	0.1%	
Families with Disabilities	10	8.2%	
Black	95	78.7%	
White	26	21.3%	
Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	21	17.2%	11
2BR	64	52.4%	30
3BR	34	27.9%	15
4BR	3	2.5%	4
5BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type : (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	17		N/A
Extremely low income (<=30% AMI)	14	82.4%	
Very low income (>30% but <=50% AMI)	3	17.6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	11	64.7%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
Black	17	100.0%	
White	0	0%	
Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2BR	N/A	N/A	N/A
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	N/A	N/A	N/A
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.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'reasonsforchoosing thisstrategy.

#### (1)Strategies

**Need:Shortageofaffordable housingforalleligiblepopulations**

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

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethen umber ofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventory throughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstan dards thatwillenablefamieliestorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesect ion8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseown eracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordination withbroadercommunitystrategies
- Other(listbelow)

#### **Strategy2:Increasethenumberofaffordablehousingunits by:**

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

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

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

Select all that apply

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

The Authority will strive to meet the thresholds established by HUD and meet the needs of local low and very low -income families.

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

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

Select all that apply

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

The Authority will strive to meet the thresholds established by HUD and meet the needs of local low and very low -income families.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

The Authority will strive to meet the thresholds established by HUD and meet the needs of local low and very low -income families.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

The Authority will strive to meet the thresholds established by HUD and meet the needs of local low and very low -income families.

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$1,231,560	
b) Public Housing Capital Fund	\$793,841	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$385,436	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FY 2002 CFP (as of 12/31/2002)	\$274,676	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$363,540	PH Operations
<b>4. Other income (list below)</b>	\$14,650	PH Operations
Interest	\$16,030	PH Operations
<b>5. Non-federal sources (list below)</b>		
<b>Total Resources</b>	<b>\$3,079,733</b>	<b>PH Operations</b>

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A. PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

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

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)  
 Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime) annually  
 Other:(describe)

b. Whichnon -income(screening)fac torsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity  
 Rentalhistory  
 Housekeeping  
 Other(describe)

c.  Yes  No: ThePHAMayrequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d.  Yes  No: ThePHAMayrequestcriminalrecordsfromStatelawenforc ement agenciesforscreeningpurposes?

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

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

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

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

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

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

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

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

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

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

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. Incometargeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission 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)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences:(select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal  
 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 low income families? (select all that apply)

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

## B. Section 8

Exemptions: PHA that do not administer Section 8 are not required to complete sub-section 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:

Any family that can document that they are having a hard time locating a suitable residence will be granted an extension. Accommodations will be made for any handicapped or disabled families.

**(4) Admissions Preferences**

a. Incometargeting

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 a physical 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

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and 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 programs to the public?

- Through published notices  
 Other (list below)

**4. PHA Rent Determination Policies**

[24CFR 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
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income 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)

- 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.)

- These 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
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

Based on the most recent Management Assessment Sub-System score, the Housing Authority of the City of Newnan is considered a High Performing PHA and is exempt from this section.

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

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

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  
- (2) Section 8 Management: (list below)

## 6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section 8-OnlyPHAsareexempt fromsub -component6A.

BasedonthemostrecentManagementAssessmentSub -Systemscore,theHousingAuthorityoftheCityof NewnanisconsideredaHighPerformingPHAandisexemptfromthissection.

### A. PublicHousing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

### B. Section 8 Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ga095 a01

-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 ga095 a01

-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 there)

## B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

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

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

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

## 8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	John H. Jordan Homes
1b. Development (project) number:	GA95 -2
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(06/30/03)</u>
5. Number of units affected:	51
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2/0 2 b. Projected end date of activity: 12/02

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

[24CFR Part 903.79(i)]

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

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

**2. Activity Description**

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

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

[24CFR Part 903.79(j)]

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

### **A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

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

[24CFR Part 903.79(k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

- Yes  No: Will the PHA's program have 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(l)]

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

Based on the most recent Management Assessment Sub -System score, the Housing Authority of the City of Newnan is considered a High Performing PHA and is exempt from this section.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 02/01/01)
Public Housing		
Section 8		

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

**C. Welfare Benefit Reductions**

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

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

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

### **13.PHASafetyand CrimePreventionMeasures**

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsatareparticipatingin PHDEPandaresentsubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub -componentD.

BasedonthemostrecentManagementAssessmentSub -Systemscore,theHousingAuthorityoftheCityof NewnanisconsideredaHighPerformingPHAandisexemptfromthissection.

#### **A.Needformeasurestoensurethesafetyofpublichousingresidents**

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

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

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

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

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

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

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

**C. Coordination between PHA and the police**

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

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

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

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

PHA eligible for FY200 2 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY200 2 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment

**14. RESERVED FOR PET POLICY**

[24CFRPart903.79(n)]

**15. Civil Rights Certifications**

[24CFRPart903.79(o)]

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

**16. Fiscal Audit**

[24CFRPart903.79(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**

[24CFRPart903.79(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 (File name)
- Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- 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: (State of Georgia, 1995)

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

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

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

The State of Georgia Consolidated Plans support the Newnan Housing Authority's Agency Plan with the following Strategic Plan Priority:

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

**D. Other Information Required by HUD**

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

## Attachment A

### Deconcentration Policy

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

Development	Average Income	Authority Average Income	Percentage
GA095-2	\$8,768	\$11,358	77.2%
GA095-4	\$9,927	\$11,358	87.4%
GA095-5A	\$7,621	\$11,358	67.1%
GA095-5B	\$18,200	\$11,358	160.2%
GA095-6A	\$7,483	\$11,358	65.9%
GA095-6B	\$14,025	\$11,358	123.5%
GA095-7.1	\$12,550	\$11,358	110.5%
GA095-7.2	\$8,254	\$11,358	72.7%
GA095-7.3	\$13,627	\$11,358	120.0%
GA095-7.4	\$1,339	\$11,358	11.8%
GA095-8	\$9,647	\$11,358	84.9%
GA095-9	\$9,251	\$11,358	81.5%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority -wide average income. The table above shows that the Newnan Housing Authority is compliant with the Deconcentration Rule.

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

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
GA95-2	51		See Below
GA095-5A	24		See Below
GA095-5B	21		See Below
GA095-6A	34		See Below
GA095-6B	36		See Below
GA095-7.2	24		See Below
GA095-7.3	34		See Below
GA095-7.4	8		See Below
GA095-8	40		See Below
GA095-9	60		See Below

The Authority -wide average income is below 30% of the Area Median Income.

## AttachmentB

### **ResidentMembershipofthePHAGoverningBoard**

Resident: CarolynAndrews  
TermLengthandExpiration: 5Years,1/2005  
MethodofSelection: AppointedbytheMayorofNewnan

## Attachment C

### MembershipoftheResidentAdvisoryBoard

DelmaWard

LaverneJones

MonicaHardy

IrisGeter

JacquelineStrickland

## Attachment D

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

#### Overview

The Housing Authority of the City of Newnan received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	95.0%
Communication	77.1%
Safety	76.8%
Services	96.0%
Neighborhood Appearance	74.5%

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

#### Neighborhood Appearance

**GOAL:** To improve the overall appearance of each development .

**ACTION:** The Authority will be using the Capital Fund Program to modernize units . The Capital Fund Program Annual Statement and Five -Year Plan are included with this Plan.

## Attachment E

### Criteria for Substantial Deviation and Significant Amendments

#### **Substantial Deviation from the 5 -year Plan:**

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

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

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

- Change to rent or admissions policies or organization of the waiting list.
- Additions of non -emergency work items over \$25,000 (items not included in the current Annual Statement or 5 -Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

## **Attachment F**

### **Section 8 Homeownership Program Capacity Statement**

The Authority is in the process of establishing a Section 8 Tenant -Based Program. As the Program becomes fully leased up, the Authority would like to administer a Section 8 Homeownership Program. The Authority will develop a Homeownership Plan that will require applicants to provide a down payment of at least three percent of which at least one percent must come from the applicant's resources.

## Attachment G

### **Section 8 Project-Based Voucher Statement**

The Housing Authority of the City of Newnan is reviewing the option of using the project-based voucher program. The Housing Authority would like to use approximately 75 vouchers in the City of Newnan. This is consistent with the Authority's Agency Plan because it will increase housing opportunities for low income families. Project-basing is more appropriate than tenant-basing because it would assure the availability of units for a period of time in a strategic location.

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

<b>PH Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
--	--	-------------------------------------

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	\$0.00			
2	1406 Operations	\$74,884.00			
3	1408 Management Improvements	\$79,130.00			
4	1410 Administration	\$7,200.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$132,440.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$9,000.00			
10	1460 Dwelling Structures	\$382,387.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$15,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$23,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$6,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$793,841.00			
22	Amount of line 21 Related to LBP Activities	\$30,231.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$40,307.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$60,462.00			

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	
PHAWide	Operations		L.S.	74,844.00				
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L.S.</b>	<b>74,844.00</b>				
PHAWide	Drug Elimination Initiatives		L.S.	62,130.00				
	Self Sufficiency Program		L.S.	17,000.00				
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>79,130.00</b>				
PHAWide	Child Care Director Salary & Benefits		L.S.	43,500.00				
	Maintenance Director Salary & Benefits		L.S.	28,500.00				
	<b>Subtotal Administration</b>	<b>1410</b>		<b>72,000.00</b>				
PHAWide	A/E Fees 95 -5B (Design, Bid, and Construction Admin. -3 units modernization, Melson Street)		L.S.	4,520.00				
	A/E Fees 95 -5B (Consultant Fees for LBP and asbestos survey, specification, monitoring and clearance testing -3 units re-roofing, Melson St.)		L.S.	6,000.00				
	A/E Fees 95 -5B (Design, Bid, and Construction Admin. -3 units modernization, Melson Street)		L.S.	1,300.00				
	A/E Fees (Consultant Fees for asbestos survey of roofing materials) 95 -5 (2 buildings), 95 -6 (21 buildings), and 95 -7 (30 buildings)		L.S.	2,500.00				

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	
	A/E Fees 95 -6B (Consultant Fees for LBP and asbest survey, specification, monitoring and clearance testing -36 units -Hill, Hatcher, Walthall.)		L.S.	41,470.00				
	A/E Fees 95 -6B (Design, Bid, and Construction Admin. -36 units re-roofing -Hill, Hatcher, Walthall)		L.S.	11,600.00				
	A/E Fees 95 -7 (Site 4) (Consultant Fees for LBP and asbest survey, specification, monitoring and clearance testing -8 units -Hill, Hatcher, Walthall.)		L.S.	14,630.00				
	A/E Fees 95 -7 (Sites 1, 2, and 4 - design, bid and construction admin. -66 units re-roofing)		L.S.	27,100.00				
	A/E Fees 95 -6B Additional work associated with conversion units (1 unit)		L.S.	13,560.00				
	A/E Fees 95 -7 Additional work associated with split and conversion units (6 units)			2,260.00				
	Printing & Reimbursables		L.S.	2,000.00				
	Advertising		L.S.	1,500.00				
	CFP (Annual Statement, 5 Year Capital Plan, & Pand E Reports)		L.S.	4,000.00				
	<b>Subtotal Fees and Costs</b>		<b>1430</b>	<b>132,440.00</b>				
GA095-6B	Landscaping at Hill, Hatcher, Walthall		4 D.U.	9,000.00				

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>9,000.00</b>				
GA095-5B	Repair roofs sheathing and replace roofing and drip edge		3 D.U.	11,823.00				
095-5B	Subtotal - Dwelling Structures			11,823.00				
GA095-6B	Repair roofs sheathing and replace roofing and drip edge		36 D.U.	141,396.00				
095-6B	Subtotal - Dwelling Structures			141,396.00				
095-7 Sites 1, 2, and 4	Repair roofs sheathing and replace roofing and drip edge		66 D.U.	229,168.00				
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>382,387.00</b>				
PHAWide	Ranges & Refrigerators		24 Each	15,000.00				
	<b>Subtotal Dwelling Equipment - Nonexpendable</b>	<b>1465.1</b>		<b>15,000.00</b>				
PHAWide	Maintenance Trucks/Vehicles		L.S.	23,000.00				
	<b>Subtotal Nondwelling Equipment</b>	<b>1475</b>		<b>23,000.00</b>				
095-5B	Relocation			2,000.00				
095-6B	Relocation			2,000.00				
095-7(site 4)	Relocation			2,000.00				

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Subtotal -Relocation</b>	<b>1495. 1</b>	<b>L.S.</b>	<b>6,000.00</b>				
	<b>GRANT TOTAL</b>			<b>793,841.00</b>				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-03</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2003</b>	
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	
PHAWide -Operations	12/31/03			12/31/04			
PHAWide – Management Improvements	12/31/03			12/31/04			
PHAWide - Administration	12/31/03			12/31/04			
GA095-5B Fees&Costs	12/31/03			12/31/04			
GA095-6B Fees&Costs	12/31/03			12/31/04			
GA095-7(Site4)Fees& Costs	12/31/03			12/31/04			
PHAWide Fees&Costs	12/31/03			12/31/04			
GA095-6B Site Improvements	12/31/03			12/31/04			
GA095-5B Dwelling Structures	12/31/03			12/31/04			
GA095-6B Dwelling Structures	12/31/03			12/31/04			
GA095-7(site4) Dwelling Structures	12/31/03			12/31/04			

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-03</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide - Dwelling Equipment Nonexpendable	12/31/03			12/31/04				
PHA Wide Nondwelling Equipment	12/31/03			12/31/04				
PHA Wide Relocation	12/31/03			12/31/04				



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

PHAName The Housing Authority of the City of Newnan				<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA -Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007
<b>PHA Wide -1406 -Operations</b>		<b>\$79,384.00</b>	<b>\$79,384.00</b>	<b>\$ 79,384.00</b>	<b>\$79,384.00</b>
Drug Elimination Initiatives		\$62,130.00	\$62,130.00	\$62,130.00	\$62,130.00
Self Sufficiency Program	Statement	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00
<b>PHA Wide -Subtotal 1408 -Management Improvements</b>		<b>\$79,130.00</b>	<b>\$ 79,130.00</b>	<b>\$79,130.00</b>	<b>\$79,130.00</b>
Child Care Director Salary & Benefits		\$44,600.00	\$45,700.00	\$46,800.00	\$48,000.00
Maintenance Director Salary & Benefits		\$29,200.00	\$29,900.00	\$30,700.00	\$31,384.00
<b>PHA Wide -Subtotal 1410 -Administration</b>		<b>\$73,800.00</b>	<b>\$75,600.00</b>	<b>\$77,500.00</b>	<b>\$79,384.00</b>
Printing & Reimbursables (Phases 2, 3, 4, and 5)		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Advertising (Phases 2, 3, 4, and 5)		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
A/E Fees GA095 -06B (modify cover sheet and bid phases 2, 3, 4, and 5)		\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
A/E Fees GA095 -06B Construction Administration, phases 2, 3, 4, and 5)		\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
Consultant Fees (Abatement monitoring and clearance testing, phases 2, 3, 4, and 5)		\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
PHA Wide -1430 (CFP Annual Statement, 5 Year Plan, and P&E's)		\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
<b>Subtotal -1430 Fees and Costs</b>		<b>\$28,000.00</b>	<b>\$ 28,000.00</b>	<b>\$28,000.00</b>	<b>\$28,000.00</b>

GA095-06Band07(Site4) –Site Improvements		\$9,000.00	\$9,000.00	\$9,000.00	0.00	\$9,000.00
<b>Subtotal –1450 –SiteImprovements</b>		<b>\$9,000.00</b>	<b>\$9,000.00</b>	<b>\$9,000.00</b>		<b>\$9,000.00</b>
GA095-6BPhaseII		\$486,527.00	\$107,727.00	\$482,827.00		\$480,827.00
GA095-7(Site4)		\$0.00	\$377,000.00	\$ 0.00		\$0.00
<b>Subtotal –1460 –DwellingStructures</b>		<b>\$486,527.00</b>	<b>\$484,727.00</b>	<b>\$482,827.00</b>		<b>\$480,94 3.00</b>
PHAWide -Ranges&Refrigerators		\$15,000.00	\$15,000.00	\$15,000.00		\$15,000.00
<b>Subtotal –1465.1 –Dwelling Equipment –Nonexpen dable</b>		<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>		<b>\$15,000.00</b>
PHAWide –Vehicle		\$23,000.00	\$23,000.00	\$23,000.00		\$23,000.00
<b>Subtotal –1475 –Non -dwelling Equipment</b>		<b>\$23,000.00</b>	<b>\$23,000.00</b>	<b>\$23,000.00</b>		<b>\$23,000 .00</b>
GA095-02RelocationCosts		\$0.00	\$0.00	\$6,000.00		\$0.00
<b>Subtotal –1495.1 –RelocationCosts</b>		<b>\$ 0.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>		<b>\$0.00</b>
CFPFundsListedfor5 -yearplanning		<b>\$793,841.00</b>	<b>\$793,841.00</b>	<b>\$793,841.00</b>		<b>\$793,841.00</b>
ReplacementHousingFactorFunds						

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

Activities for Year 1	Activities for Year: <u>  2  </u> FFY Grant: 2004 PHAFY: 2004			Activities for Year: <u>  3  </u> FFY Grant: 2005 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	GA095-6B	Landscaping	\$9,000.00	GA095-6B	Landscaping	\$1,000.00
	<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$9,000.00</b>	GA095-7(site4)	Landscaping	\$8,000.00
				<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$ 9,000.00</b>
See	GA095-6B	Mechanical(Central heat and air conditioning, dryervents)	\$49,341.00	GA095-6B	Mechanical(Central heat and air conditioning, dryervents)	\$9,694.00
Annual		Plumbing(Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$34,517.00		Plumbing(Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$6,781.00
Statement		Kitchens(cabinets, range hoods & vents, backsplashes, paint)	\$24,648.00		Kitchens(cabinets, range hoods & vents, backsplashes, paint)	\$4,843.00
		Baths(showers surrounds & accessories)	\$12,324.00		Baths(showers surrounds & accessories)	\$2,421.00
		Electrical(Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$44,385.00		Electrical(Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$8,720.00
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$49,341.00		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$9,694.00
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.	\$44,385.00		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.	\$8,720.00

		Replaceinteriordoorsand hardware	\$19,736.00		Replaceinteriordoorsand hardware	\$3,878.00
		Flooring(vinylcomposition tileandbase andceramictile andbase)	\$34,517.00		Flooring(vinylcompositiontile andbaseandceramictileand base)	\$6,781.00
		DrywallandPaint	\$69,078.00		DrywallandPaint	\$13,571.00
		SelectiveDemolitionand Abatement	\$24,648.00		SelectiveDemolitionand Abatement	\$4,843.00
		CarpentryandInsulation	\$79,607.00		CarpentryandInsulation	\$27,781.00
	SubtotalG A095-6B		\$486,527.00	SubtotalGA095 -6B		\$107,727.00
	<b>Total1460</b>	<b>DwellingStructures</b>	<b>\$486,527.00</b>	GA095-7(Site4)	Mechanical(Centralheatandair conditioning,dryervents)	\$39,449 .00
					Plumbing(Waterheaters,shower risers,newkitchenandbath fixtures,drains,andsupplylines toslabs)	\$27,596.00
					Kitchens(cabinets,rangehoods &vents,backsplashes,paint)	\$19,706.00
					Baths( showersurrounds& accessories)	\$9,853.00
					Electrical(Services,panels,total re-wire,newdevicesand fixtures,addGFCI)	\$35,486.00
					Replacewindows,entrydoors andframes,andentryhardware. Addsecuri tyscreendoors.	\$39,449.00
					Roofing,fascia,soffits,and exteriortrim.Porchcolumns andrails.Siterails.Exterior paint.	\$35,486.00
					Replaceinteriordoorsand hardware	\$15,779.00

					Flooring(vinylcompositiontile andbaseandceramictileand base)	\$27,596.00
					DrywallandPaint	\$55,228.00
					SelectiveDemolitionand Abatement	\$19,706.00
					CarpentryandInsulation	\$51,666.00
				Subtotal95 -7(site4)		\$377,000.00
				<b>Total1460</b>	<b>DwellingStructures</b>	<b>\$484,727.00</b>

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

Activities for Year: <u>4</u> FFY Grant: 2006 PHAFY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA095-6B	Landscaping	\$9,000.00	GA095-6B	Landscaping	\$9,000.00
<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$9,000.00</b>	<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$9,000.00</b>
GA95-6B	Mechanical (Central heat and air conditioning, dryer vents)	\$53,352.00	GA95-6B	Mechanical (Central heat and air conditioning, dryer vents)	\$53,132.00
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$37,323.00		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$37,168.00
	Kitchens (cabinets, range hoods & vents, backsplashes, paint)	\$26,652.00		Kitchens (cabinets, range hoods & vents, backsplashes, paint)	\$26,542.00
	Baths (showers, surrounds & accessories)	\$13,326.00		Baths (showers, surrounds & accessories)	\$13,271.00
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$47,993.00		Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$47,794.00
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$53,352.00		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$53,131.00
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.	\$47,993.00		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.	\$47,794.00
	Replace interior doors and hardware	\$21,341.00		Replace interior doors and hardware	\$21,253.00

	Flooring(vinylcompositiontile andbaseandceramictileand base)	\$37,323.00		Flooring(vinylcompositiontile andbaseandceramictileandbase)	\$37,168.00
	DrywallandPaint	\$74,693.00		DrywallandPaint	\$74,384.00
	SelectiveDemolitionand Abatement	\$26,652.00		SelectiveDemolitionand Abatement	\$26,542.00
	CarpentryandInsulation	\$42,827.00		CarpentryandInsulation	\$39,648.00
<b>Total1460</b>	<b>DwellingStructures</b>	<b>\$482,827.00</b>	<b>Total1460</b>	<b>DwellingStructure s</b>	<b>\$480,827.00</b>

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

<b>PHAName:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/02     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$64,551.00		\$64,551.00	\$ 64,551.00
3	1408 Management Improvements	\$32,400.00		\$32,400.00	\$32,400.00
4	1410 Administration	\$88,514.00		\$88,514.00	\$ 88,514.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$ 0.00
7	1430 Fees and Costs	\$191,500.00		\$191,500.00	\$60,247.22
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$112,200.00		\$112,200.00	\$24,160.46
10	1460 Dwelling Structures	\$274,676.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$ 0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$30,000.00		\$30,000.00	\$30,000.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$ 0.00		\$0.00	\$0.00
20	1502 Contingency	\$0.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 –20)	\$793,841.00		\$793,841.00	\$299,872.68
22	Amount of line 21 Related to LBP Activities	\$0.00		\$0.00	\$ 0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00		\$0.00	\$ 0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00		\$0.00	\$0.00

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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	
PHAWide	Operations		L.S.	64,551.00		64,551.00	64,551.00	
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L.S.</b>	<b>64,551.00</b>		<b>64,551.00</b>	<b>64,551.00</b>	
PHAWide	Drug Elimination Initiatives		L.S.	22,400.00		22,400.00	22,400.00	
	Self Sufficiency Program		L.S.	10,000.00		10,000.00	10,000.00	
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>32,400.00</b>		<b>32,400.00</b>	<b>32,400.00</b>	
PHAWide	Child Care Director Salary & Benefits		L.S.	41,600.00		41,600.00	41,600.00	
	Maintenance Director Salary & Benefits		L.S.	27,949.00		27,949.00	27,949.00	
	Work Control Coordinator Salary & Ben		L.S.	18,965.00		18,965.00	18,965.00	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>88,514.00</b>		<b>88,514.00</b>	<b>88,514.00</b>	
PHAWide	A/EFees (Design & Bid 95 -6B, Charlie Reese Homes & 95 -7, site 4, Sara Brown Homes, sewer lateral replacement, tree removal, & sidewalk repair)		L.S.	14,400.00		14,400.00	14,400.00	
	A/EFees (Cont. Admin. 95 -6B & 7 sewer laterals, tree removal, & sidewalk repair)		L.S.	3,600.00		334.93	334.93	
	A/EFees (Design 95 -6B, Charlie Reese Homes & 95 -7, site 4, Sara Brown Homes, modernization)		L.S.	120,000.00		120,000.00	42,247.22	
	A/EFees (Bid & C.A. 95 -6B & 95 -7, site 4, Phase 1)		L.S.	17,000.00		17,000.00	0.00	
	ASB/LBP survey & plan, 95 -6B & 7		L.S.	20,000.00		20,000.00	0.00	

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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	
	ASB/LBP clearancetesting, phase 1		L.S.	10,000.00		10,000.00	0.00	
	Sundry		L.S.	2,000.00		2,000.00	0.00	
	CFP (Annual Statement, 5 Year Capital Plan, & Pand E Reports)		L.S.	4,500.00		4,500.00	0.00	
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>191,500.00</b>		<b>191,500.00</b>	<b>60,247.22</b>	
95-6B	Replace Sewer Laterals and site mains to city mains. Bladelines under units labs. Remove select trees. Repairs sidewalks. Create off-street parking.		18 D.U.	91,800.00		91,800.00	24,160.48	
95-7	Replace Sewer Laterals and site mains to city mains. Bladelines under units labs. Remove select trees. Repairs sidewalks. Create off-street parking.		4 D.U.	20,400.00		20,400.00	0.00	
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>112,200.00</b>		<b>112,200.00</b>	<b>24,160.48</b>	
GA095-6B	Mechanical (Central heat and air conditioning, dryervents)		5 D.U.	22,250.00		0.00	0.00	
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		8 D.U.	25,900.00		0.00	0.00	
	Kitchens (cabinets, range hoods & vents, backsplashes, paint)		8 D.U.	12,250.00		0.00	0.00	
	Baths (showers surrounds & accessories)		8 D.U.	12,775.00		0.00	0.00	
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		8 D.U.	28,700.00		0.00	0.00	

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		4 D.U.	19,356.00		0.00	0.00	
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.		6 D.U.	27,625.00		0.00	0.00	
	Replace interior doors and hardware		8 D.U.	14,350.00		0.00	0.00	
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		8 D.U.	52,500.00		0.00	0.00	
	Selective Demolition and Abatement		8 D.U.	22,820.00		0.00	0.00	
	Entry and plan modifications (handicap accessibility and general as required for aesthetics)		6 D.U.	36,150.00		0.00	0.00	
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>274,676.00</b>		<b>0.00</b>	<b>0.00</b>	
PHAWide	Maintenance Trucks/Vehicles		L.S.	30,000.00		30,000.00	30,000.00	
	<b>Subtotal Non Dwelling Equipment</b>	<b>1475</b>		<b>30,000.00</b>		<b>30,000.00</b>	<b>30,000.00</b>	
	<b>GRANT TOTAL</b>			<b>793,841.00</b>		<b>519,185.00</b>	<b>299,872.68</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-02</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	03/31/03			03/31/04			
PHA Wide - Management Improvements	03/31/03			03/31/04			
PHA Wide - Administration	03/31/03			03/31/04			
GA095-6B Fees & Costs	03/31/03			03/31/04			
GA095-7(Site4) Fees & Costs	03/31/03			03/31/04			
PHA Wide Fees & Costs	03/31/03			03/31/04			
GA095-6B Site Improvements	03/31/03			03/31/04			
GA095-6B Dwelling Structures	03/31/03			03/31/04			
GA095-7(site4) Dwelling Structures	03/31/03			03/31/04			
PHA Wide Nondwelling Equipment	12/31/03		03/31/03	12/31/04		06/30/03	

# Annual Statement/Performance and Evaluation Report

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

PHAName: <b>The Housing Authority of The City of Newnan</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2001</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$39,506.00	\$39,506.00	\$39,506.00	\$39,506.00
3	1408 Management Improvements	\$32,400.00	\$32,400.00	\$32,400.00	\$32,400.00
4	1410 Administration	\$83,905.00	\$83,905.00	\$83,905.00	\$83,905.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fee and Costs	\$40,000.00	\$40,000.00	\$40,000.00	\$3,424.60
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$34,300.00	\$34,300.00	\$22,370.00	\$22,370.00
10	1460 Dwelling Structures	\$369,799.00	\$369,799.00	\$171,154.25	\$115,008.42
11	1465.1 Dwelling Equipment — Nonexpendable	\$15,000.00	\$15,000.00	\$15,000.00	\$12,849.69
12	1470 Nondwelling Structures	\$162,676.00	\$162,676.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$67,324.00	\$67,324.00	\$67,324.00	\$67,324.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$844,910.00	\$844,910.00	\$471,659.25	\$376,787.71
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
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	
PHAWide	Operations		L.S.	39,506.00	39,506.00	39,506.00	39,506.00	
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L.S.</b>	<b>39,506.00</b>	<b>39,506.00</b>	<b>39,506.00</b>	<b>39,506.00</b>	
PHAWide	Drug Elimination Initiatives		L.S.	22,400.00	22,400.00	22,400.00	22,400.00	
	Self Sufficiency Program		L.S.	10,000.00	10,000.00	10,000.00	10,000.00	
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>32,400.00</b>	<b>32,400.00</b>	<b>32,400.00</b>	<b>32,400.00</b>	
PHAWide	Child Care Director Salary & Benefits		L.S.	42,003.00	42,003.00	42,003.00	42,003.00	
	Maintenance Director Salary & Benefits		L.S.	24,964.00	24,964.00	24,964.00	24,964.00	
	Work Control Coordinator Salary & Ben		L.S.	16,938.00	16,938.00	16,938.00	16,938.00	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>83,905.00</b>	<b>83,905.00</b>	<b>83,905.00</b>	<b>83,905.00</b>	
GA95-5B	Remaining A/E Fees associated with Breakaway Child Care Center			0.00	11,930.00	11,930.00	0.00	
PHAWide	A/E & Consultant Fees		L.S.	40,000.00	40,000.00	40,000.00	3,424.60	
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>40,000.00</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>3,424.60</b>	
95-7(site3)	Landscaping at Hampton Place		L.S.	34,300.00	34,300.00	22,370.00	22,370.00	
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>34,300.00</b>	<b>34,300.00</b>	<b>22,370.00</b>	<b>22,370.00</b>	
GA095-7(site3)	Modernization of units		L.S.	369,799.00	171,154.25	171,154.25	171,154.25	
	Mechanical (Central heat & air conditioning, dryervents).		5D.U.	0.00	23,524.00	0.00	0.00	

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
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	
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slab).		5 D.U.	0.00	20,910.00	0.00	0.00	
	Kitchens (cabinets, range hoods & vents, backsplashes, paint)		5 D.U.	0.00	10,455.00	0.00	0.00	
	Baths (showers surrounds & accessories)		5 D.U.	0.00	5,227.00	0.00	0.00	
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		5 D.U.	0.00	18,296.00	0.00	0.00	
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		5 D.U.	0.00	18,296.00	0.00	0.00	
	Replace fascia, soffits, and exterior trim. Porch columns and rails. Siterails. Exterior paint.		5 D.U.	0.00	18,296.00	0.00	0.00	
	Replace interior doors and hardware.		5 D.U.	0.00	10,455.00	0.00	0.00	
	Flooring (vinyl composition tile and base and ceramic tile and base).		5 D.U.	0.00	7,841.00	0.00	0.00	
	Dry wall and paint		5 D.U.	0.00	18,296.00	0.00	0.00	
	Selective demolition and abatement		5 D.U.	0.00	26,137.00	0.00	0.00	
	Entry and plan modifications (handicap accessibility and general as required for aesthetics).		5 D.U.	0.00	20,911.75	0.00	0.00	
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>369,799.00</b>	<b>369,799.00</b>	<b>171,154.25</b>	<b>115,008.42</b>	
95-7 (site 3)	Ranges/Refrigerators		24 each	15,000.00	15,000.00	15,000.00	15,000.00	
	<b>Subtotal - Dwelling Equipment - Nonexpendable</b>	<b>1465.1</b>		<b>15,000.00</b>	<b>15,000.00</b>	<b>15,000.00</b>	<b>15,000.00</b>	

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

PHAName: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Maintenance Trucks/Vehicles		L.S.	67,324.00	67,324.00	67,324.00	67,324.00	
	<b>Subtotal Nondwelling Equipment</b>	<b>1475</b>		<b>67,324.00</b>	<b>67,324.00</b>	<b>67,324.00</b>	<b>67,324.00</b>	
	<b>GRANT TOTAL</b>			<b>844,910.00</b>	<b>844,910.00</b>	<b>480,589.25</b>	<b>376,787.71</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-01</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
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	
PHAWide -Operations	06/30/03			09/30/04			
PHAWide – Management Improvements	06/30/03			09/30/04			
PHAWide - Administration	06/30/03			09/30/04			
PHAWide Fees & Costs	03/31/03	09/30/03		03/31/04			Modernization on hold pending award of Day Care Center Addition and Remodel
GA095-6B Site Improvements	03/31/03	09/30/03		03/31/04			Modernization on hold pending award of Day Care Center Addition and Remodel
GA095-6B Dwelling Structures		09/30/03		03/31/04			Modernization on hold pending award of Day Care Center Addition and Remodel
Dwelling Equipment Nonexpendable	03/31/03	9/30/03		03/31/04			Modernization on hold pending award of Day Care Center Addition and Remodel
PHAWide Nondwelling Equipment	12/31/03			12/31/04			