

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010
Annual Plan for Fiscal Year 2006

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Marietta Housing Authority

PHA Number: GA010

PHA Fiscal Year Beginning: (10/2005)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010
[24 CFR Part 903.5]

A. Mission

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

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

The mission of the Marietta Housing Authority is to be a leader in the housing industry by providing housing opportunities, community services, and customer satisfaction to very-low, low and moderate-income families and elderly. The Marietta Housing Authority shall partner with the City and others to enhance the overall community and provide appropriate services to our residents.

B. Goals

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

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

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

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Goal One: Redevelop the Clay Homes site as a mixed-use property and replace the lost low-income housing in mixed-income developments to the greatest extent fiscally possible by September 30, 2010.

Utilize the proceeds of the sale of Johnny Walker and Clay Homes in the replacement housing strategy.

Focus on distressed neighborhoods within our operating jurisdiction as well as property owned by the Marietta Housing Authority.

Enhance our partnership with the City of Marietta in the redevelopment process.

Begin redevelopment plans for the other public housing communities.

Goal Two: The Marietta Housing Authority shall cause 100 families to be able to move from renting to owning their own home by September 30, 2010.

Help increase the percentage of Marietta families who own their home rather than rent it.

Energize the Section 8 Homeownership Program.

Goal Three: Adapt the Marietta Housing Authority to the changing environment in which it finds itself.

Stay current with changing statutes and regulations and try to stay ahead of the curve.

Increase the non-HUD revenue of the Housing Authority.

Examine the advantages and disadvantages of privatizing some or all functions of the Marietta Housing Authority.

Goal Four: Manage the Marietta Housing Authority and its properties in an excellent manner.

Regain High Performer status and retain it for public housing.

Retain High Performer status for the Housing Choice Voucher Program.

Increase the occupancy rate of the Marietta Housing Authority's apartments and retain it.

Reduce the amount of time it takes to turnover a public housing unit to 30 days and sustain it.

Goal Five: Strengthen the resident associations and the quantity and quality of services provided to residents.

Increase the resident satisfaction survey results so all question areas are rated as 75% or higher.

Strengthen partnerships that will provide services to our residents.

Provide leadership training to the resident associations.

Enhance resident communications by the Marietta Housing Authority.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not required by HUD

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration – Attachment A
- FY 2005 Capital Fund Program Annual Statement - Attachment B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – Attachment C
- FY 2000 Capital Fund Program 5 Year Action Plan – Attachment D
- 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)

- Definition – Attachment E
- Goals and Objective Progress Report – Attachment F
- Section 8 Homeownership Statement – Attachment G
- Voluntary Conversion Statement – Attachment H
- Summary of Pet Policy – Attachment I
- RAB Membership – Attachment J
- Resident on the Board – Attachment K
- Resident Survey Action Plan – Attachment L
- 2002 P&E – Attachment M
- 2003 P&E – Attachment N
- 2003 Extra P&E – Attachment O
- 2004 P&E – Attachment P
- 2004 RHF P&E – Attachment Q
- 2005 RHF – Attachment R

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	eradication of pest infestation (including cockroach infestation)	
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	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
XX	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
XX	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5198	5	5	2	2	3	2
Income >30% but <=50% of AMI	6211	4	3	3	3	4	3
Income >50% but <80% of AMI	7232	2	3	3	2	2	3
Elderly	2055	3	3	3	4	3	4
Families with Disabilities	N/A	3	3	3	3	3	3
Black	4547	3	3	3	3	3	3
White	14,798	3	3	3	3	3	3
Hispanic	760	3	3	3	3	3	3
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998 to 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

City of Marietta Comprehensive Plan

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	396		267
Extremely low income <=30% AMI	389	98.2%	
Very low income (>30% but <=50% AMI)	2	.5%	
Low income (>50% but <80% AMI)	5	1.3%	
Families with children	308	77.8%	
Elderly families	7	1.8%	
Families with Disabilities	44	11.1%	
Black	353	89.2%	
White	37	9.3%	
Hispanic	0	0	
Other	6	1.5%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
0 BR	6	1.5%	2
1 BR	131	33.1%	97
2 BR	135	34.1%	110
3 BR	95	24.0%	45
4 BR	20	5.1%	13
5 BR	9	2.2%	
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	182		145
Extremely low income <=30% AMI	156	85.7%	
Very low income (>30% but <=50% AMI)	24	13.2%	
Low income (>50% but <80% AMI)	2	1.1%	
Families with children	160	87.9%	
Elderly families	2	1.1%	
Families with Disabilities	20	11.0%	
Black	166	91.2%	
White	16	8.8%	

Housing Needs of Families on the Waiting List			
Hispanic	0	0	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Since 12/2000			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Public Housing Demolition residents			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	2,096,000	
b) Public Housing Capital Fund	1,050,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	250,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	215,000	Section 8
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Demo Grant	600,000	Capital
CFP and RHF	1,500,000	Capital
3. Public Housing Dwelling Rental Income	1,250,000	P. H. Operations
4. Other income (list below)		
Investment Income	25,000	P. H. and Vouchers
Excess Utilities and other charges	100,000	P. H. Operations
Portability Income	150,000	Section 8
4. Non-federal sources (list below)		
Total resources	19,236,000	

The above figures will be modified by a later detailed budget.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **When they get to the top of the waiting list**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **If they have lived in other subsidized housing**

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

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

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

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **0**

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

If yes, how many lists?

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

- a. Income targeting:

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

- b. Transfer policies:

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

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)

- Resident choice: (state circumstances below)
- Other: (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 – **Cobb County**
- 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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

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

Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 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
 Any time 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 developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

(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: **For extenuating circumstances if requested in writing**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

4 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)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below) **Separate Admin Plan for Shelter Plus Care**

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below) **Through the Cobb County Community Services Board**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

If income increases \$500 a month or if there is any new source of income

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR **For threes and greater**
- 100% of FMR **For one and two bedrooms**
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	572	267
Section 8 Vouchers	1217	145
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually) – Shelter Plus Care	36	4
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)

Admissions and Continued Occupancy Policy
Rent Determination
Procurement Policy
Facilities Use Policy
Ethics Policy
Drug Free Workplace Policy
Criminal Records Management Policy
Funds Transfer Policy
Check Signing Policy
Capitalization Policy
Cash Management and Investment Policy
Depreciation Policy
Fair Housing Policy
Insurance Policy
Personnel Policy
Pest Infestation/Treatment Policy
Resident Advisory Board Policy
Resident Initiatives Policy
Safety Policy
Satellite Dish Policy
Maintenance Plan

(2) Section 8 Management: (list below)

Regular Administrative Plan
Shelter Plus Care Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

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

1. Development name:

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-finance development activities for public housing in the Plan year?
If yes, list developments or activities below: **As replacement housing for Johnny Walker and Clay Homes**

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Lyman Homes
1b. Development (project) number: GA010-003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/2006)</u>
5. Number of units affected: 125
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: 5/1/2007 b. Projected end date of activity: 9/1/2007

Demolition/Disposition Activity Description
1a. Development name: Clay Homes
1b. Development (project) number: GA010-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(xxx)</u>
5. Number of units affected: 0 – 124 were demolished
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development – Planning to retain the land with 8 units <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/15/2005 b. Projected end date of activity: 12/15/2005

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 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: <u>(DD/MM/YY)</u>
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

[24 CFR Part 903.7 9 (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 FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units	

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

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:

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

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

[24 CFR Part 903.7 9 (l)]

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

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 admissions policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
FSS	50	Voluntary	Main Office	Section 8
Meals on Wheels	75	Voluntary	Main Office	Public Housing
Girl Scouts	8	Voluntary	Main Office	Public Housing
Day Care	70	Voluntary	At the Day Care Center	Public Housing
Boys and Girls Club	150	Voluntary	At the Club	Both
Transportation Assistance	300	Voluntary	Cobb Senior Services	Both
Homeownership Counseling and Homes	30	Voluntary	Cobb Housing, Inc	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2006 Estimate)	(As of: May 4, 2005)
Public Housing		
Section 8	N/A	42

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Lyman Homes and Boston Homes

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

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

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

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

Lyman Homes

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (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 the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **Cobb County, GA**
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)

Although we do not get any funding from them, we are eligible to apply if necessary.

D. Other Information Required by HUD

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

Attachments

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

Attachment A

H. DECONCENTRATION OF POVERTY AND INCOME-MIXING

The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income communities and lower income tenants into higher income communities.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's deconcentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the PHA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA.

Project Designation Methodology

The PHA will determine and compare the tenant incomes at the developments listed in this Chapter and the incomes of census tracts in which the developments are located.

Upon analyzing its findings the PHA will apply a variety of policies, measures and incentives to bring higher income families into lower income developments and lower income families into higher income developments.

The PHA's goal is to have eligible families having higher incomes occupy dwelling units in communities predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in communities predominantly occupied by eligible families having higher incomes.

Families having lower incomes include very low- and extremely low-income families.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

When selecting applicant families and assigning transfers for a designated project the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals.

The PHA will not select families for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting or transfer list, under no circumstances will a unit remain vacant longer than necessary.

Method No. 1 – Breakdown Method

The PHA will define as a higher income development, any development which is more than 30% occupied by low-income families (50% – 80% of AMI).

The PHA will define as a lower income development any development which is more than 70 % occupied very low- or extremely low-income families (0 – 50% of AMI).

Attachment B

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$211,426.00				
3	1408 Management Improvements	\$105,000.00				
4	1410 Administration	\$105,713.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$136,153.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$25,000.00				
10	1460 Dwelling Structures	\$305,184.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$15,000.00				
13	1475 Nondwelling Equipment	\$41,500.00				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$87,158.00				
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$40,000.00				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,057,134.00				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$2,500.00				
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Marietta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P01050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	
	<u>Operations</u>							
PHA Wide	Operating Fund	1406	LS	\$211,426.00				
	Subtotal 1406			\$211,426.00				
	<u>Management Improvements</u>							
PHA Wide	Upgrade the computer system	1408	LS	\$5,000.00				
	Boys & Girls Club after school and summer programs	1408	LS	\$50,000.00				
	Contract for one employee to provide social services for senior citizens	1408	LS	\$50,000.00				
	Subtotal 1408			\$105,000.00				
	<u>Administrative</u>							
PHA Wide	Salary and benefits for two part-time Administrative Clerks	1410	LS	\$10,000.00				
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$93,713.00				
	Office supplies, reproduction, advertising, audit of the program.	1410	LS	\$2,000.00				
	Subtotal 1410			\$105,713.00				
	<u>Fees and Costs</u>							

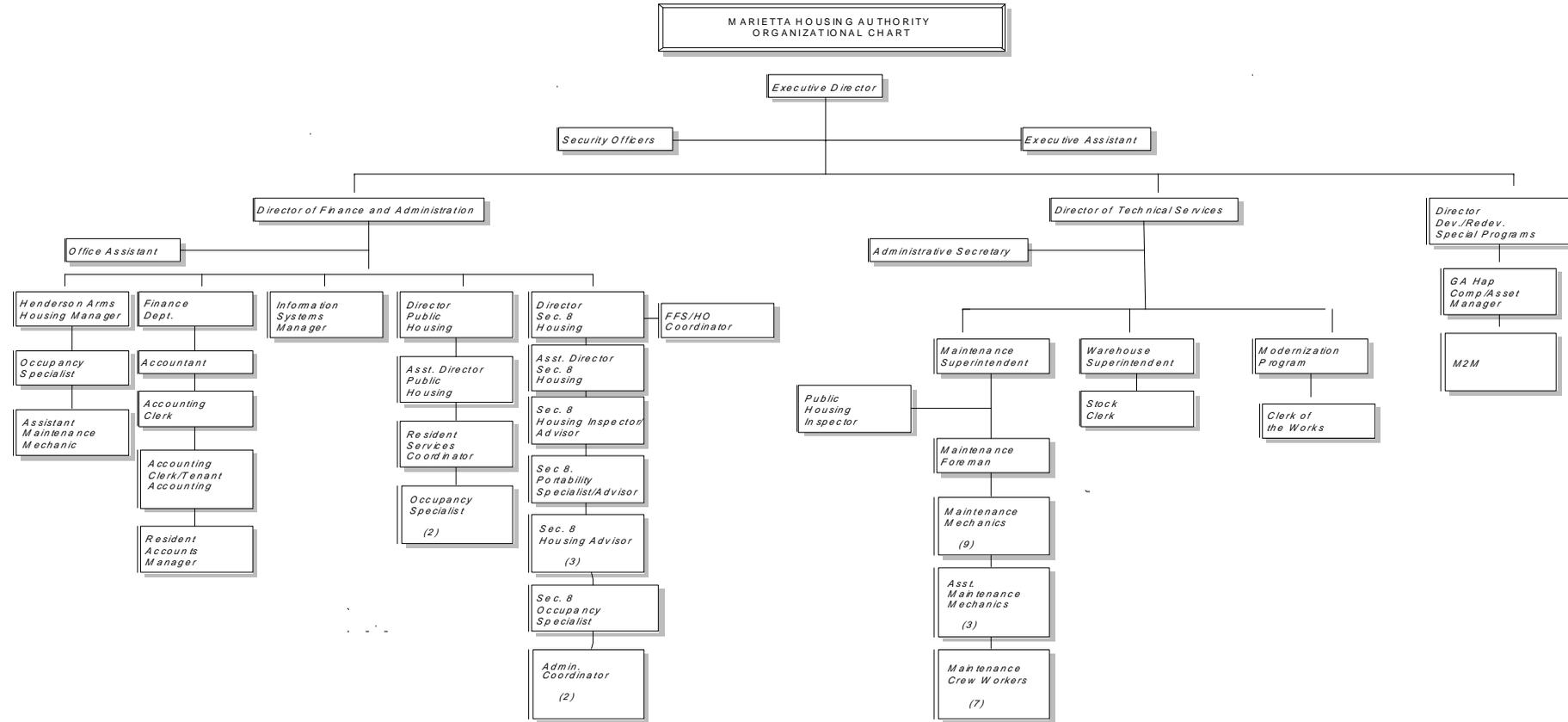
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-003 Lyman Homes	Consulting Services during demolition	1430	LS	\$20,000.00				
GA010-008 Dorsey Manor	Architectural and Engineering	1430	LS	\$15,000.00				
PHA Wide	Salary and benefits for one Clerk-of-the Works	1410	LS	\$91,153.00				
	Subtotal 1410			\$126,153.00				
GA010-008 Dorsey Manor	Upgrades to the existing parking lot and landscape.	1450	LS	\$25,000.00				
	Subtotal 1450			\$25,000.00				
	<u>Dwelling Structures</u>							
GA010-008 Dorsey Manor	Convert 20, One bedroom units to large one bedroom units and community space. Install carpet in hallways and community areas, paint, additional security cameras and intercom. (Phase 2)	1460	LS	\$283,184.00				
	Install new cabinets, sinks and faucets.	1460	LS	\$22,000.00				
	Subtotal 1460			\$305,184.00				
	<u>Nondwelling Equipment</u>							
PHA-Wide	Replace one vehicle and radio	1475	1	\$24,000.00				
	Upgrade the computer systems	1475		\$17,500.00				

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P01050105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/07			9/30/09			
GA010-003 Lyman Homes	9/30/07			9/30/09			
GA010-008 Dorsey Manor	9/30/07			9/30/09			

Attachment C



Attachment D

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

PHA Name: Marietta Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PHA-Wide	Annual Statement	\$514,134.00	\$508,139.00	\$458,139.00	\$495,139.00
GA010-002 Fort Hill Homes		\$35,000.00	\$498,995.00	\$205,000.00	\$0.00
GA010-003 Lyman Homes		\$331,840.00	\$0.00	\$0.00	\$0.00
GA010-004 Boston Homes		\$0.00	\$0.00	\$343,995.00	\$511,995.00
GA010-008 Dorsey Manor		\$198,000.00	\$50,000.00	\$50,000.00	\$50,000.00
CFP Funds Listed for 5-year planning		\$1,057,134.00	\$1,057,134.00	\$1,057,134.00	\$1,057,134.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Operations</u>			<u>Operations</u>	
	PHA-Wide	Operations	\$211,426.00	PHA-Wide	Operations	\$211,426.00
		Subtotal 1406	\$211,426.00		Subtotal 1406	\$211,426.00
		<u>Management Improvements</u>			<u>Management Fees</u>	
	PHA-Wide	Boys and Girls Club	\$50,000.00	PHA-Wide	Boys and Girls Club	\$50,000.00
	GA010-008 Dorsey Manor	Employee for social services	\$50,000.00	GA010-008 Dorsey Manor	Employee for social services	\$50,000.00
		Subtotal 1408	\$100,00.00		Subtotal 1408	\$100,000.00
		<u>Administration</u>			<u>Administration</u>	
	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$10,000.00	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$10,000.00
		Salary and benefits for one Mechanic and two Assistants to expand and carry out the Preventive Maintenance Program	\$63,713.00		Salary and benefits for two Mechanics and two Assistants to expand and carry out the Preventive Maintenance Program	\$63,713.00
		Office supplies, reproduction, advertising, audit of the program.	\$2,000.00		Office supplies, reproduction, advertising, audit of the program.	\$2,000.00
		Subtotal 1410	\$75,713.00		Subtotal 1410	\$75,713.00
		<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	GA010-002 Fort Hill Homes	A & E Fees	\$35,000.00	PHA-Wide	Salary and benefits for one Clerk-of-the-Works	\$98,000.00
	GA010-003 Lyman Homes	Consulting fees for demolition	\$6,840.00		Subtotal 1430	\$98,000.00
	PHA Wide	Salary and Benefits for one Clerk-of-the-Works	\$96,000.00			
		Subtotal	\$166,00.00			
Total CFP Estimated Cost			See Next Page			See Next Page

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

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations</u>			<u>Operations</u>	
PHA-Wide	Operations	\$211,426.00	PHA-Wide	Operations	\$211,426.00
	Subtotal 1406	\$211,426.00		Subtotal 1406	\$211,426.00
	<u>Management Improvements</u>			<u>Management Improvements</u>	
PHA-Wide	Boys and Girls Club	\$50,000.00	PHA-Wide	Boys and Girls Club	\$50,000.00
GA010-008 Dorsey Manor	Employee for social Services	\$50,000.00	GA010-008 Dorsey Manor	Employee for social services	\$50,000.00
	Subtotal 1408	\$100,000.00		Subtotal 1408	\$100,000.00
	<u>Administration</u>			<u>Administration</u>	
PHA-Wide	Salaries and benefits for one part-time Administrative Clerk.	\$10,000.00	PHA-Wide	Salary and benefits for one Clerk of the Works and two part-time Administrative Clerks	\$10,000.00
	Salary and benefits for one Mechanic and one Assistant to expand and carry out the Preventive Maintenance Program	\$46,713.00		Salary and benefits for two Mechanics and two Assistants to expand and carry out the Preventive Maintenance Program	\$46,713.00
	Office supplies, reproduction, advertising, audit of the program.	\$2,000.00		Office supplies, reproduction, advertising, audit of the program.	\$2,000.00
	Subtotal 1410	\$58,713.00		Subtotal 1410	\$58,713.00
	<u>Fees and Costs</u>			<u>Fees and Costs</u>	
GA010-004 Boston Homes	A & E Fees	\$50,000.00	PHA-Wide	Salary and benefits for one Clerk-of-the-Works	\$100,00.00
PHA-Wide	Salary and benefits for one Clerk-of-the-Works	\$98,000.00	PHA-Wide	Subtotal 1430	\$100,000.00
	Subtotal 1430	\$148,000.00			
Total CFP Estimated Cost		See Next Page			See Next Page

Attachment E

Definition of Substantial Deviations or Significant Amendments or Modifications

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which requires formal approval of the Board of Commissioners.

Attachment F

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

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: Improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.	
Objective	Progress
As an ongoing process, the Marietta Housing Authority will utilize existing community resources and identify sources of funding for programs to improve service delivery and physical improvements to the Authority's facilities and reduce duplicative costs.	This is a work in progress. We are constantly striving to improve service delivery and reduce costs.
By January 2001, the Board of Commissioners and the Executive Director will implement an Authority-wide reorganization plan and provide for training where applicable in customer service, program management, and other office management/maintenance areas to focus resources.	Accomplished
By January 2001, the Executive Director will work in consultation with the Board of Commissioners to implement operational systems to ensure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring, as applicable.	Not Accomplished
By June 2001, the Executive Director will consider professional grant management services for the capital program. Utilizing the highest and best use of present space will be the impetus to identifying potential problems and finding solutions within budget parameters.	Not Accomplished

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

Objective	Progress
By October 2000, the Board of Commissioners will have a demolition and disposition plan for the Johnny Walker Homes development.	Accomplished
By January 2001, the Board of Commissioners will establish a Board Redevelopment Committee to protect the financial, redevelopment and expansion interests of the Marietta Housing Authority.	In Progress
By February 2001, the Board Redevelopment Committee will develop a primary agenda that will lead the MHA to financial independence.	Not Accomplished
By February 2001, the Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the MHA's role in the community.	On Going
By March 2001, the Director of Technical Services will develop facilities management and maintenance patterns which ensure quality curb appeal and amenities with existing properties to establish respect from the City government, and civic and community organizations.	On Going
By April 2001, the Director of Technical Services and the Executive Director will research alternative redevelopment opportunities and consult with professional resources to consider potential funding sources. This will include researching the maintenance methodologies implemented by the "model" housing competitors in the area.	In Progress
By June 2001, the Executive Director will investigate redevelopment initiative partnership possibilities with the City.	Accomplished

Goal Three: Improve the quality of assisted housing.	
Objective	Progress
Improve public housing management: (PHAS score)	Striving to regain High Performer status
Improve voucher management: (SEMAP score)	Accomplished
Increase customer satisfaction.	On Going
Renovate or modernize public housing units.	On Going

Demolish or dispose of obsolete public housing.	On Going
Provide replacement vouchers.	Accomplished

Goal Four: The Marietta Housing Authority shall strive to achieve its potential as an organization.	
Objective	Progress
As an ongoing process, the MHA will attempt to enhance the Authority's image as a viable business partner in the community.	Accomplished
By September 2000, and monthly thereafter, the Executive Director will present to the Board with the projected budget and actual expenditures for each program and for the Authority as a whole.	Accomplished
By January 2001, the Board and the Executive Director will develop a communication process for the timely sharing of information, plans and future programs.	On Going
By January 2001, the Board will review the bylaws and determine if they should be revised.	Accomplished

Attachment G

Section 8 Homeownership Capacity Statement

The Marietta Housing Authority's Section 8 Homeownership Program has the required capacity because a purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.

In addition, the family must qualify for the mortgage loan under a lender's normal lending criteria taking into account the fact that this is by definition a low-income family.

Attachment H Voluntary Conversions

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **3**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **4**
- c. How many Assessments were conducted for the PHA's covered developments? **3**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

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

Attachment I
MARIETTA HOUSING AUTHORITY

PET POLICY

FEBRUARY 2000

DATE ADOPTED: _____

MARIETTA HOUSING AUTHORITY

PET POLICY

I. Purpose

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Marietta Housing Authority will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

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

Common Household Pets are Defined as Follows:

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

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

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

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

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

II. Registration

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

A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address, and phone number (dogs, cats.)

D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats.)

E. Photograph (no smaller than 3x5) of pet or aquarium.

F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

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

IV. **Density of Pets**

Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority only will give final approval on type and density of pets.

V. **Visitors and Guests**

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

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

VI. **Pet Restraints**

A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.

B. Cats must be in a caged container or on a leash when taken out of the owner's apartment.

C. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

VII. **Liability**

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. Sanitary Standards and Waste Disposal

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
 - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. General Rules

The resident agrees to comply with the following rules imposed by the Housing Authority:

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.

X. Pet Rule Violation and Pet Removal

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is

unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. **Rule Enforcement**

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

XII. **Grievance**

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. **Damage Deposit**

A "Pet Damage Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Damage Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the "Pet Damage Deposit" will be \$300, with \$150 being non-refundable.

XIV. **Exceptions**

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

Required Attachment ___J___: Membership of the Resident Advisory Board or Boards

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

Carolyn Higgins
Carla Echols
Carolyn Richardson
Tonya Jones
Victoria Francois
Sarah Van Deusen

Required Attachment _K_: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: John Lockett

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 5/30/2008

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

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

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

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

Attachment L
PHAS Resident Survey Follow-up Action Plan

The Marietta Housing Authority is required to prepare a Resident Survey Action Plan in three areas – Communication, Safety, and Neighborhood Appearance. Let's look at them individually.

The fact is that the Communication is a constant effort on MHA's part and we can never do enough. Despite this reality, here are the activities we intend to do to bolster our resident's perception in this area:

Action to be Taken	Completion	Funding Source
Distribute the Newsletter more frequently and regularly	On-Going	Operating Funds
Hired a consultant to form and train resident councils	12/05	Operating Funds
New ED will have even greater contact with residents and resident leaders	On-Going	No Cost

The fact is that the crime rate in Marietta public housing is no worse than the community at large. Our problem, as expressed in the survey, is one of perception, not reality. Therefore, here are the activities we intend to do to bolster our resident's perception in this area:

Action to be Taken	Completion	Funding Source
Have greater police visibility	On-Going	Police Dept

In the Neighborhood Appearance area, again the perception and reality do not coincide. In an effort to fix this we will do the following:

Action to be Taken	Completion	Funding Source
Effective spend our Capital Fund dollars	On-Going	CFP
Add landscaping	On-Going	CFP
Continue to use residents to remove litter	On-Going	Operating Funds

Attachment M

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$62,154.08	\$46,138.94	\$46,138.94	\$0.00
3	1408 Management Improvements				
4	1410 Administration	\$126,314.00	\$126,313.98	\$126,313.98	\$126,313.98
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$147,356.31	\$151,546.50	\$151,546.50	\$151,103.46
8	1440 Site Acquisition				
9	1450 Site Improvement	\$42,264.14	\$46,070.82	\$46,070.82	\$46,070.82
10	1460 Dwelling Structures	\$808,996.83	\$820,521.56	\$820,521.56	\$820,521.56
11	1465.1 Dwelling Equipment—Nonexpendable	\$28,375.00	\$28,375.00	\$28,375.00	\$28,375.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$32,680.64	\$32,680.64	\$32,680.64	\$32,680.64
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$15,000.00	\$11,493.56	\$11,493.56	\$11,493.56
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,263,141.00	\$1,263,141.00	\$1,263,141.00	\$1,216,559.02
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$40,000.00	\$32,154.05	\$32,154.05	\$32,154.05
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$40,000.00	\$20,000.00	\$20,000.00	\$20,000.00
26	Amount of line 21 Related to Energy Conservation Measures	\$36,900.00	\$39,675.00	\$39,675.00	\$39,675.00

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$62,154.08	\$46,138.94	\$46,138.94	\$0.00	Will Request
	Subtotal 1460			\$62,154.08	\$46,138.94	\$46,138.94	\$0.00	
	<u>Administrative</u>							
PHA-Wide	Salary and benefits for two part-time Administrative Clerks	1410	LS	\$18,918.31	\$17,164.80	\$17,164.80	\$17,164.80	Funds Expended
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$102,395.69	\$104,149.18	\$104,149.18	\$104,149.18	“ “
	Advertising, reproduction, office supplies, legal fees	1410	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	“ “
	Subtotal 1410			\$126,314.00	\$126,313.98	\$126,313.98	\$126,313.98	
	<u>Fees and Costs</u>							
GA010-006 Johnny Walker Homes	Consulting fees for monitoring and clearance	1430	LS	\$11,126.00	\$11,126.00	\$11,126.00	\$11,126.00	Funds Expended

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-007 Branson Homes Addition	Architectural and Engineering Fees	1430	LS	\$25,000.00	\$26,781.30	\$26,781.31	\$26,338.26	In Progress
	Consultant fees.	1430	LS	\$10,000.00	\$10,655.40	\$10,655.40	\$10,655.40	Funds Expended
GA010-008 Dorsey Manor	Architectural and Engineering Fees	1430	LS	16,500.00	\$16,500.00	\$16,500.00	\$16,500.00	“ “
PHA-Wide	Salary and benefits for one Clerk-of-the-Works.	1430	LS	\$84,730.31	\$86,483.80	\$86,483.80	\$86,483.80	“ “
	Subtotal 1430			\$147,356.31	\$151,546.50	\$151,546.50	\$151,103.46	
	<u>Site Improvements</u>							
GA010-007 Branson Homes Addition	Site 504	1450	LS	\$10,000.00	\$32,154.05	\$32,154.05	\$32,154.05	Funds Expended
	Site for Parking	1450	LS	\$10,110.09	\$13,916.77	\$13,916.77	\$13,916.77	“ “
	Electrical Distribution	1450	LS	\$22,154.05	\$0.00	\$0.00	\$0.00	Deleted
	Subtotal 1450			\$42,264.14	\$46,070.82	\$46,070.82	\$46,070.82	
	<u>Dwelling Structures</u>							
GA010-006 Johnny Walker Homes	Abate Asbestos	1460	100	\$89,139.35	\$89,139.35	\$89,139.35	\$89,139.35	Funds Expended

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-007 Branson Homes Addition	Force Account Labor	1460	LS	\$27,875.00	\$0.00	\$0.00	\$0.00	Deleted from Budget
	504 Compliance	1460	2	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	Funds Expended
	Install Porch Rails	1460	25	\$18,750.00	\$18,750.00	\$18,750.00	\$18,750.00	
	Replace window and sills	1460	25	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	“ “
	Interior walls and ceilings	1460	25	\$42,735.86	\$54,183.92	\$54,183.92	\$54,183.92	“ “
	Interior Electrical	1460	35	\$100,188.62	\$128,140.29	\$128,140.29	\$128,140.29	“ “
	Upgrade Plumbing	1460	25	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	“ “
	Install HVAC	1460	35	\$118,208.00	\$118,208.00	\$118,208.00	\$118,208.00	“ “
	Modernize Bathrooms	1460	25	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	“ “
	Modernize Kitchens	1460	25	\$45,525.00	\$45,525.00	\$45,525.00	\$45,525.00	“ “
	Replace Floors	1460	25	\$17,417.37	\$17,417.37	\$17,417.37	\$17,417.37	“ “
	Replace Interior Doors and Frames	1460	25	\$39,257.63	\$39,257.63	\$39,257.63	\$39,257.63	“ “
	Install Insulation	1460	25	\$11,300.00	\$11,300.00	\$11,300.00	\$11,300.00	“ “
	Termite Treatment	1460	25	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	“ “
	Install Security Window Screens	1460		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	d
GA010-008 Dorsey Manor	Replace the Roof	1460	1	\$98,600.00	\$98,600.00	\$98,600.00	\$98,600.00	Funds
	Subtotal 1460			\$808,996.83	\$820,521.56	\$820,521.56	\$820,521.56	Expended

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment-Nonexpendable</u>							
GA010-007 Branson Homes Addition	Energy Efficient Appliances	1465	50	\$28,375.00	\$28,375.00	\$28,375.00	\$28,375.00	Funds Expended
	Subtotal 1465			\$28,375.00	\$28,375.00	\$28,375.00	\$28,375.00	
	<u>Non-Dwelling Equipment</u>							
GA010-008 Dorsey Manor	Upgrade Elevators	1475	2	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-WIDE	Purchase one vehicle and radio	1475	1	\$24,780.64	\$24,780.64	\$24,780.64	\$24,780.64	Funds
	Purchase one fork lift	1475	1	\$7,900.00	\$7,900	\$7,900.00	\$7,900.00	Expended
	Subtotal 1475			\$32,680.64	\$32,680.64	\$32,680.64	\$32,680.64	
	<u>Relocation</u>							
GA010-007 Branson Homes Addition	Relocation of residents	1495	LS	\$15,000.00	\$11,493.56	\$11,493.56	\$11,493.56	Funds Expended
	Subtotal 1495			\$15,000.00	\$11,493.56	\$11,493.56	\$11,493.56	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Contingency</u>							
PHA-Wide	Contingency Costs	1502	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1502			\$0.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Grant Total			\$1,263,141.00	\$1,263,141.00	\$1,263,141.00	\$1,216,559.02	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P01050102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	9/30/04	9/30/04	9/30/04	9/30/06				
GA010-006 Johnny Walker Homes	9/30/04	6/30/03	6/30/03	9/30/06	9/30/03	9/30/03	Funds expended	
GA010-007 Branson Homes Addition	9/30/04	9/30/04	9/30/04	9/30/06				
GA010-008 Dorsey Manor	9/30/04	12/31/03	12/31/03	9/30/06	6/30/04	6/30/04	Funds Expended	

Attachment N

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<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: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$212,507.00	\$212,507.00	\$212,507.00	\$0.00	
3	1408 Management Improvements					
4	1410 Administration	\$106,253.00	\$106,253.50	\$106,253.50	\$96,913.07	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$235,719.88	\$193,426.25	\$193,426.25	\$183,426.25	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$50,000.00	\$70,000.00	\$60,000.00	\$0.00	
10	1460 Dwelling Structures	\$165,267.65	\$165,943.23	\$86,994.98	\$86,994.98	
11	1465.1 Dwelling Equipment—Nonexpendable	\$84,057.35	\$84,057.35	\$84,057.35	\$84,057.35	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$103,130.12	\$160,000.00	\$29,098.03	\$29,098.03	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$55,600.00	\$45,364.39	\$45,364.39	\$45,364.39	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$50,000.00	\$24,983.28	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,062,535.00	\$1,062,535.00	\$817,701.50	\$525,854.07	
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	
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	\$84,057.35	\$84,057.35	\$84,057.35	\$84,057.35	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Marietta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	LS	\$212,507.00	\$212,507.00	\$212,507.00	\$0.00	Will Request
	Subtotal 1406			\$212,507.00	\$212,507.00	\$212,507.00	\$0.00	
	<u>Administrative</u>							
PHA-Wide	Salary and benefits for two part-time Administrative Clerks	1410	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Funds Expended
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$81,253.00	\$80,951.29	\$80,951.29	\$71,610.86	In Progress
	Office supplies, reproduction, advertising, audit of the program, legal expenses associated with contractor termination and SHPO agreement.	1410	LS	\$15,000.00	15,302.21	\$15,302.21	\$15,302.21	Funds Expended
	Subtotal 1410			\$106,253.00	\$106,253.50	\$106,253.50	\$96,913.07	
	<u>Fees and Costs</u>							
GA010-002 Fort Hill Homes	Architectural & Engineering Fees (Fungibility from CFP 2004)	1430	LS	\$40,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA010-008 Dorsey Manor	Architectural & Engineering Fees	1430	LS	\$12,000.00	\$10,000.00	\$10,000.00	\$0.00	In Progress
PHA-Wide	Salary and benefits for one Clerk-of-the-Works	1430	LS	\$183,719.88	\$183,426.25	\$183,426.25	\$183,426.25	Funds Expended

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal 1430			\$235,719.88	\$193,426.25	\$193,426.25	\$183,426.25	
	<u>Site Improvements</u>							
GA010-007 Branson Homes Addition	Site work for parking (Fungibility from CFP 2004)	1450	LS	\$40,000.00	\$70,000.00	\$60,000.00	\$0.00	In Progress
	Force Account Labor (Fungibility from CFP 2004)	1450	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Subtotal 1450			\$50,000.00	\$70,000.00	\$60,000.00	\$0.00	
	<u>Dwelling Structures</u>							
GA010-008 Dorsey Manor	Install new HVAC in units	1460	102	\$66,675.00	\$66,675.00	\$66,675.00	\$66,675.00	Funds Expended
	Force Account Labor	1460	LS	\$19,644.40	\$20,319.98	\$20,319.98	\$20,319.98	“ “
	Replace the water lines. (Fungibility from CFP 2004)			\$78,948.25	\$78,948.25	\$0.00	\$0.00	Will Bid
	Subtotal 1460			\$165,267.65	\$165,943.23	\$86,944.98	\$86,994.98	
	<u>Dwelling Equipment-Nonexpendable</u>							
GA010-003 Lyman Homes	Install energy efficient appliances	1465.1	125	\$46,432.50	\$46,432.35	\$46,432.35	\$46,432.35	Funds Expended
GA010-004 Boston Homes	Install energy efficient refrigerators	1465.1	125	\$37,625.00	\$37,625.00	\$37,625.00	\$37,625.00	“ “
	Subtotal 1465			\$84,057.35	\$84,057.35	\$84,057.35	\$84,057.35	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Upgrade the elevators	1475	2	\$85,000.00	\$85,000.00	\$0.00	\$0.00	Will bid
PHA-Wide	Purchase two vehicles and radios	1475	1	\$18,130.12	\$38,000.00	\$18,130.12	\$18,130.12	“ “
	Upgrade Computers	1475	LS	\$0.00	\$37,000.00	\$10,767.91	\$10,767.91	Will Purchase
	Subtotal 1475			\$103,130.12	\$160,000.00	\$29,098.03	\$29,098.03	
	<u>Demolition</u>							
GA010-001 Clay Homes	Demolition of units	1485	132	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Force Account Labor	1485	LS	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Subtotal 1485			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Relocation</u>							
GA010-001 Clay Homes	Relocate residents for demolition	1495	132	\$55,600.00	\$45,364.39	\$45,364.39	\$45,364.39	Funds Expended
	Subtotal 1495			\$55,600.00	\$45,364.39	\$45,364.39	\$45,364.39	
	<u>Contingency</u>							
PHA-Wide	Contingency Costs	1502	LS	\$50,000.00	\$24,983.28	\$0.00	\$0.00	Will
	Subtotal 1502			\$50,000.00	\$24,983.28	\$0.00	\$0.00	Disburse

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Capital Fund Program Grant Total			\$1,062,535.00	\$1,062,535.00	\$817,651.50	\$525,854.07	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P01050103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	9/30/05			9/30/07				
GA010-001 Clay Homes	9/30/05			9/30/07			Deleted from this budget	
GA010-003 Lyman Homes	9/30/05	3/31/04	3/31/04	9/30/07			Funds obligated before projected date	
GA010-004 Boston Homes	9/30/05	3/31/04	3/31/04	9/30/07			Funds obligated before projected date	
GA010-007 Branson Homes Addition	9/30/05			9/30/07				
GA010-008 Dorsey Manor	9/30/05	3/31/04	3/31/04	9/30/07			Funds obligated before projected date	

Attachment O

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$42,351.00	\$42,351.00	\$42,351.00	\$0.00	
3	1408 Management Improvements					
4	1410 Administration	\$21,175.00	\$21,175.00	\$21,175.00	\$21,175.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$0.00	\$93,214.00	\$5,456.34	\$5,456.34	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$0.00	\$30,000.00			
10	1460 Dwelling Structures	\$119,483.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$28,750.00	\$25,019.00	\$25,019.00	\$25,019.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$211,759.00	\$211,759.00	\$94,001.34	\$51,650.34	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$119,483.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$28,750.00	\$25,019.00	\$25,019.00	\$25,019.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Marietta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P01050203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Funds	1406	LS	\$42,351.00	\$42,351.00	\$42,351.00	\$0.00	Will Request
	Subtotal 1406			\$42,351.00	\$42,351.00	\$42,351.00	\$0.00	
	Administrative							
PHA-Wide	Salary and benefits for two part time Administrative Clerks.	1410	LS	\$20,675.00	\$21,175.00	\$21,175.00	\$21,175.00	Funds Expended
	Office supplies, reproduction, advertising, audit of program.	1410	LS	\$500.00	\$0.00	\$0.00	\$0.00	Deleted from Budget
	Subtotal 1410			\$21,175.00	\$21,175.00	\$21,175.00	\$21,175.00	
	Fees and Costs							
PHA-Wide	Technical Salaries	1430	LS	\$0.00	\$60,000.00	\$5,456.34	\$5,456.34	Funds Expended
GA010-008 Dorsey Manor	A & E fees for design and inspection of the conversion of twenty units.	1430	LS	\$0.00	\$33,214.00	\$0.00	\$0.00	
	Subtotal 1430			\$0.00	\$93,214.00	\$5,456.34	\$5,456.34	
	Site Improvements							
GA010-005 Branson Homes	Site work for additional parking and landscape.	1450	LS	\$0.00	\$30,000.00	\$0.00	\$0.00	Will Bid
	Subtotal 1450			\$0.00	\$30,000.00	\$0.00	\$0.00	
	Dwelling Structures							

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-002 Fort Hill Homes	Install steel security window screens. (Fungibility from CFP 2005)	1460	LS	\$119,483.00	\$0.00	\$0.00	\$0.00	Deleted from Budget
	Subtotal 1460			\$119,483.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment-Nonexpendable							
GA010-004 Boston Homes	Install energy efficient gas ranges. (Fungibility from CFP 2004)	1465	125	\$28,750.00	\$25,019.00	\$25,019.00	\$25,019.00	Funds Expended
	Subtotal 1465			\$28,750.00	\$25,019.00	\$25,019.00	\$25,019.00	
	Demolition							
GA010-001 Clay Homes	Demolition of units	1485	124	\$0.00	\$0.00	\$0.00	\$0.00	Deleted from Budget
	Subtotal 1485			\$0.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Total			\$211,759.00	\$211,759.00	\$94,001.34	\$51,650.34	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P01050203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
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	2/13/06			2/13/08			
GA010-002 Fort Hill Homes	2/13/06			2/13/08			Deleted from Budget
GA010-004 Boston Homes	2/13/06			2/13/08			

Attachment P

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$211,426.00	\$211,426.00	\$211,426.00	\$0.00
3	1408 Management Improvements	\$5,000.00	\$107,000.00	\$0.00	\$0.00
4	1410 Administration	\$105,713.00	\$105,713.00	\$10,000.00	\$3,658.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$106,153.00	\$231,153.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$532,342.00	\$190,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$15,000.00	\$30,000.00	\$0.00	
13	1475 Nondwelling Equipment	\$41,500.00	\$41,500.00	\$0.00	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$100,342.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$40,000.00	\$40,000.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,057,134.00	\$1,057,134.00	\$221,426.00	\$3,658.86
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Marietta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P01050204 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Funds	1406	LS	\$211,426.00	\$211,426.00	\$211,426.00	\$0.00	Will Request
	Subtotal 1406			\$211,426.00	\$211,426.00	\$211,426.00	\$0.00	
	Management Improvements							
PHA-Wide	Upgrade the computer system	1408	LS	\$5,000.00	\$7,000.00	\$0.00	\$0.00	Will Purchase
	Boys and Girls Club after school programs and summer programs	1408	LS	\$0.00	\$50,000.00	\$0.00	\$0.00	Will Contract
GA010-008 Dorsey Manor	Contract for one employee to provide social services for senior citizens	1408	LS	\$0.00	\$50,000.00	\$0.00	\$0.00	“ “
	Subtotal 1408			\$5,000.00	\$107,000.00	\$0.00	\$0.00	
	Administrative							
PHA-Wide	Salary and benefits for two part time Administrative Clerks.	1410	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$3,658.86	In Progress
	Salaries and benefits for two mechanics and two assistants to expand and carry out the Preventive Maintenance Program	1410	LS	\$93,713.00	\$93,713.00	\$0.00	\$0.00	Will be obligated
	Office supplies, reproduction, advertising, audit of program.	1410	LS	\$2,000.00	\$2,000.00	\$0.00	\$0.00	Will be obligated when programs begin

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050204 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	
	Subtotal 1410			\$105,713.00	\$105,713.00	\$10,000.00	\$3,658.86	
	Fees and Costs							
GA010-003 Lyman Homes	Counseling for relocation of residents effected by demolition	1430	LS	\$0.00	\$75,000.00	\$0.00	\$0.00	Will begin when demolition is approved
	Consulting services for the demolition of the development	1430	LS	\$0.00	\$50,000.00	\$0.00	\$0.00	“ “
GA 010-008 Dorsey Manor	Architectural and engineering fees	1430	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	Will Contract
PHA-Wide	Salary and benefits for one Clerk-of-the-Works	1430	LS	\$91,153.00	\$91,153.00	\$0.00	\$0.00	Will Obligate
	Subtotal 1430			\$106,153.00	\$231,153.00	\$0.00	\$0.00	
	Dwelling Structures							
GA010-002 Fort Hill Homes	Replace the heat systems and install new HVAC	1460	55	\$307,342.00	\$0.00	\$0.00	\$0.00	Deleted from this Budget
	Install dryer connections (Phase 1)	1460	80	\$50,000.00	\$0.00	\$0.00	\$0.00	“ “
	Replace the roofs	1460	14	\$175,000.00	\$0.00	\$0.00	\$0.00	“ “

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050204 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-008 Dorsey Manor	Convert 20, zero bedroom units to large one bedroom units and community space. Install carpet in hallways and community areas, paint, additional security cameras and intercom. (phase 1)	1460	LS	\$0.00	\$190,000.00	\$0.00	\$0.00	Will Bid
	Subtotal 1460			\$532,342.00	\$190,000.00	\$0.00	\$0.00	
	<u>Nondwelling Structures</u>							
GA010-002 Fort Hill Homes	Renovate the Community Center	1470	LS	\$0.00	\$15,000.00	\$0.00	\$0.00	Will Bid
GA010-004 Boston Homes	Renovate the Community Center	1470	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	“ “ “
	Subtotal 1470			\$15,000.00	\$30,000.00	\$0.00	\$0.00	
	<u>Nondwelling Equipment</u>							
PHA Wide	Replace one vehicle and radio	1475	1	\$24,000.00	\$24,000.00	\$0.00	\$0.00	Will purchase
	Purchase computers for annual inspections	1475	LS	\$17,500.00	\$17,500.00	\$0.00	\$0.00	“ “
	Subtotal 1475			\$41,500.00	\$41,500.00	\$0.00	\$0.00	
	<u>Relocation</u>							

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P01050204 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA010-003 Lyman Homes	Relocate residents for demolition	1495	125	\$0.00	\$100,342.00	\$0.00	\$0.00	Will begin relocation after demo. Approval
	Subtotal 1495			\$0.00	\$100,342.00	\$0.00	\$0.00	
	<u>Contingency</u>							
PHA-Wide	Contingency Costs	1502	LS	\$40,000.00	\$40,000.00	\$0.00	\$0.00	Will Disburse
	Capital Fund Program Total			\$1,057,134.00	\$1,057,134.00	\$221,426.00	\$3,658.86	

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

PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P01050204 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/06			9/30/08			
GA010-002 Fort Hill Homes	9/30/06			9/30/08			
GA010-003 Lyman Homes	9/30/06			9/30/08			
GA010-004 Boston Homes	9/30/06			9/30/08			
GA010-008 Dorsey Manor	9/30/06			9/30/08			

Attachment Q

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R01050104			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$175,134.00	\$175,134.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment R

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Marietta Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R01050105			Federal FY of Grant: 2005	
X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)						
Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	\$175,134.00				
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)					
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

