

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

**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:** The Housing Authority of the City of Newnan, Georgia

**PHA Number:** GA095

**PHA Fiscal Year Beginning:** 07/2005

**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 2005 - 2009**  
[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 as follows:  
The Housing Authority of the City of Newnan, Georgia ("HAN") is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self-sufficiency. Our goal is to be a leader in the City of Newnan housing industry by building a reputation for excellent community service and customer satisfaction.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY 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 and seek to expand HAN's Housing Choice Program by thirty (30) percent, subject to HUD allocations of Housing Choice Vouchers.
  - Reduce viable public housing vacancies to 3% or less during three (3) of the next five (5) fiscal years.
  - Leverage private or other public funds to create additional housing opportunities including the possible creative use of HAN's bonding capacity. HAN hopes to create approximately fifteen (15) additional housing opportunities including a combination of Homeownership and rental units.
  - Acquire or build units or developments. Subject to funding availability, HAN estimates that it will acquire or build approximately fifteen (15) units.
  - Other (list below)

- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management to a PHAS score of 90 or more.
  - Improve voucher management to maintain high SEMAP scores, preferably at the level of 90+
  - Increase customer satisfaction by conducting periodic surveys and responding to the concerns surfaced in the surveys. HAN anticipates conducting two (2) such comprehensive surveys during the next 5 years.
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize 40 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 and increase pool of potential landlords by ten (10) percent.
  - Increase voucher payment standards
  - Implement voucher homeownership program and, subject to available resources, seek to dedicate a minimum of five (5) vouchers to the homeownership program.
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists at each newly acquired or built community that houses public housing-assisted residents. Continue formulation and implementation of site-based waiting lists at McWhorter Homes (GA-95-4) and Georgia Callaway Homes (Dodson Place) (GA-95-5B). Explore the possibility, and if feasible, implement additional site-based waiting lists at one or more of the following communities:
    - John H. Jordon Homes (GA95-2)
    - Charlie Neal Homes (GA95-6A)
    - Charlie Reese Homes (GA95-6B)
    - Milo Hunter Homes (GA95-7.3)
    - Sara Brown Homes (GA95-7.4)
    - Southside Homes (GA95-8)
    - Sallie Jones Mordicue (GA95-7.2)
    - Mary C. Freeman Homes (GA95-9)
    - William L. Bonnell Homes (both sites)(GA95-5A)
    - Georgia Callaway Homes (W. Wash. St.)(GA95-5B)
    - Roscoe Jenkins Homes (GA95-7.1)
  - 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 by fifteen (15) percent.
  - Provide or attract supportive services to improve assistance recipients' employability and increase enrollment in such services by twenty (20) percent.
  - 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)**

**HAN Strategic Goal No. 1: Improve service delivery to customers by enhancing operational efficiency, coordinating with community providers, and improving facilities.**

**Goal No. 1 Overview.**

HAN seeks to sustain and enhance its operational and organizational activities by maintaining clear lines of responsibility and accountability for each staff member. Moreover, HAN will enhance its coordination with community providers in an effort to make additional resources available to HAN's residents and participants. In addition, HAN seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

**Goal No. 1 Objectives.**

- A. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery flowing from a complete management assessment of HAN's operations and programs.
- B. Execute Memoranda of Understandings. HAN will negotiate and execute a minimum of three (3) Memoranda of Understandings with community or service providers to provide valuable economic, social, and/or life-style services to HAN's residents and participants.
- C. Provide Community/Service Provider Listing. HAN will develop a comprehensive listing of community and service providers along with a description of the services each provides and publish the list to HAN's residents and participants.
- D. Continue Staff Training. HAN will take advantage of training opportunities offered by national or regional professional trade organizations and the in-house expertise of its senior management. HAN will also ensure that staff members benefit from on-going training opportunities, including an annual training session related to customer service.
- E. Continue Modernization/Renovation Activities. As funds are identified and become available, HAN will continue the modernization and renovation of selected public housing units.

**HAN Strategic Goal No. 2: Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.**

**Goal No. 2 Overview.**

HAN seeks to continue its redevelopment activities under the strategic direction of HAN's Board of Commissioners' Redevelopment Committee. The

Redevelopment Committee will design and implement a “road map” that will be focused on the gradual financial independence of HAN. Subject to funding identification and availability, HAN’s redevelopment activities will primarily consist of a five-prong approach focusing on acquisition, redevelopment, modernization, partnership, homeownership.

**Goal No. 2 Objectives:**

Subject to funding identification and funding availability, HAN will undertake the following objectives:

- A. Acquire New Affordable Housing Resources. HAN may acquire and develop brand new market quality affordable housing resources. HAN will also ensure the efficient management of its new affordable housing community, Summit Point.
- B. Acquire Existing Property(ies). HAN may redevelop affordable housing resources through the acquisition of one or more existing multi-family property(ies).
- C. Modernization of Existing Apartments. HAN may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition/rebuild of apartments in one or more existing HAN communities.
- D. Development through Partnerships. HAN may partner with city, community development organizations, and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.
- E. Interaction with other Redevelopment Entities. HAN will continue to interact [directly or through its redevelopment subsidiary Newnan Housing Development Corporation (“NHDC”)] with city and state organizations with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in Coweta County.

**HAN Strategic Goal No. 3: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.**

**Goal No. 3 Overview.**

In order to compete in the open market, the attractiveness and marketability of the HAN’s housing stock must continue to be enhanced, with the view toward attracting working families to the HAN’s communities. HAN will develop strategies and activities designed to improve the curb appeal, preventive maintenance, resident responsibility and vibrancy of the communities. This will include consistent, swift and aggressive lease enforcement. As a result, HAN

expects residents will become more involved in, and accountable for, the neighborhoods in which they reside, and residents will begin to “take ownership” of their communities.

**Goal No. 3 Objectives.**

- A. Updated Occupancy and Leasing Documents. HAN will ensure that all residents execute and abide by the completely updated and revised Dwelling Lease, Rules and Regulations, Pet Addendum, Uniform Resident Housekeeping Standards and ancillary documents (collectively referred to as “Lease”).
- B. Lease Enforcement. HAN will ensure that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.
- C. Curb Appeal and Maintenance. HAN will ensure that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. HAN will also put additional emphasis on preventative maintenance by scheduling the preventive maintenance activities and then reasonably following the schedule.
- D. Economic Independence Pathway. HAN will initiate local and ranking preferences designed to attract more working families to HAN’s communities. HAN will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through HAN’s various programs toward the ultimate goal of homeownership and economic independence.
- E. Neighborhood Improvement Plans. HAN will continue its active consultation with the Resident Council and neighborhood representatives, to draft, update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.

**HAN Strategic Goal No. 4: Improve the public and community image of the HAN by updating and executing a comprehensive Public Relations and Marketing Strategy.**

**Goal No. 4 Overview.**

HAN’s mission to become recognized as a leader in the housing industry in the City of Newnan requires HAN to improve the public and community image of the HAN. HAN has established a proactive Public Relations and Marketing Strategy

Program that will require HAN's positive interaction with City officials, community leaders, charitable organizations, real estate professionals, landlords, developers, business community, residents and ordinary citizens. As HAN executes this strategy, HAN will earn the respect of the citizens of Newnan and become an integral part of community's housing fabric.

**Goal No. 4 Objectives.**

- A. Execute HAN's Public Relations and Marketing Strategy. HAN will update and execute its Public Relations and Marketing Strategy, part of which will require HAN's Public Affairs Officer or Assistant Public Affairs Officer to participate in a community, business, or resident meeting/forum at least three (3) times each quarter. The Public Affairs Officer and/or Assistant Public Affairs Officer will promote HAN on a community-wide basis and as a representative for HAN, will participate in collaborative efforts for community growth.
- B. City's Planning Meetings. HAN will continue its active participation in the City of Newnan's Comprehensive Planning Meeting and other planning sessions designed to discuss and promote redevelopment and housing in and around the City of Newnan.
- C. Participating in Business Organizations. HAN will begin an active involvement in various business organizations and forums, including but not limited to, joining the Coweta-Newnan County Chamber of Commerce.
- D. Enhance Marketing and Publishing Activities. HAN will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform HAN's residents, participants, and the broader community about significant activities involving HAN.
- E. Nurture Development of Income and Information Resources. HAN will continue to develop and pursue income sources and sponsorships for specific programs promoting HAN's mission through partnerships, solicitation of community support, and sponsoring community-based functions.

**HAN's Strategic Goal No. 5: Enhance employee services and support systems.**

**Goal No. 5 Overview.**

HAN will encourage a staff that develops and consistently displays positive attitudes, teamwork, quality work, and exceptional customer service. HAN will ensure that employees are given the tools to ensure successful completion of assigned responsibilities. Also, HAN will hold employees accountable for their

individual and collective responsibilities, rewarding those who meet HAN's expectations.

**Goal No. 5 Objectives.**

- A. HAN Reorganization. HAN will thoroughly evaluate its organizational structure and reorganize that structure to bring increased measures of accountability, responsibility and efficiency to HAN's day-to-day operations.
- B. Standard Operating Procedures. HAN will develop and implement Standard Operating Procedures ("SOPs") for each major component of HAN's operations. HAN will update the SOPs periodically to ensure that the SOPs are fresh and reflect HAN's best and actual practices.
- C. Employee Incentives. HAN will continue to enhance and execute its Employee Incentive Programs and employee policies in order to attract the most qualified candidates to open positions and to retain current employees dedicated to HAN's mission.
- D. Training. HAN will continue to emphasize employee training and skills development. Subject to funding availability, HAN will ensure that each employee has a minimum of three organized (3) training experiences/seminars/programs each fiscal year.
- E. Efficient Operations. The Executive Management of HAN will continue regularly to consult and meet with employees to devise additional ways to make HAN's operations more efficient, reduce duplicative or unnecessary costs, highlight training, morale or development needs, and identify sources of funding to improve employee services and support systems.

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## Previous 5-Year Plan Progress Report:

The following chart highlights the progress HAN has made in meeting the HAN's eight strategic goals and attendant objectives described in the previous 5-Year Plan (i.e., FY2001 – FY2005 Five-Year Plan) as required by 24 C.F.R. §903.6(b)(2).

### HAN'S 5-YEAR STRATEGIC GOAL PROGRESS REPORT

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<p><b>Goal No. 1: Improve service delivery to customers by enhancing operational efficiency, coordinating with community providers, and improving facilities.</b></p>	
<ul style="list-style-type: none"> <li>• As an ongoing process, the Executive Director will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to HAN facilities and reduce duplicative costs.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. The Executive Director is networking with various community resources to identify funds to assist in the improvement of service delivery and physical improvements. So far, HAN has received:               <ul style="list-style-type: none"> <li>▪ Renewable State of Georgia Mental Health Grant for \$55,000</li> <li>▪ Renewable State of Georgia Family Connection Grant for \$50,000</li> <li>▪ Renewable United Way Grant for \$58,000</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• HAN staff will annually conduct a customer satisfaction survey.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN consistently met with its resident organizations at least quarterly and surveyed their level of satisfaction with HAN's activities. HAN also used the Real Estate Assessment Center's Resident Survey ("RASS") as an additional gauge of resident satisfaction and on occasion developed Follow-up Plans if satisfaction waned. For FY2003, the RASS score was 85%.</li> </ul>
<ul style="list-style-type: none"> <li>• HAN staff will attend, at a minimum, two training seminars per year.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN staff has attended numerous in-service and industry group trainings in an effort to improve technical competency. Some of the training has included:               <ul style="list-style-type: none"> <li>▪ Executive Director's Training</li> <li>▪ Project Based Management Training</li> <li>▪ Section 8 Occupancy</li> <li>▪ Georgia Department of Labor Worker's Compensation Training</li> <li>▪ Resident Initiatives</li> <li>▪ Maintenance and Preventive Maintenance</li> <li>▪ Capital Fund Program Administration</li> <li>▪ UPCS</li> <li>▪ Fiscal and Budgeting</li> <li>▪ Customer Service</li> <li>▪ Strategic Planning</li> </ul> </li> </ul>

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<b>Goal No. 2: Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.</b>	
<ul style="list-style-type: none"> <li>• By September 2000, HAN will establish a Board Redevelopment committee to protect the financial, re-development and expansion interests of the HAN, who, in turn, will develop a primary agenda that will lead the HAN to financial independence.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN’s Board believed that this objective was so important that the entire Board along with the Executive Director serves on the Redevelopment Committee.</li> <li>➤ Accomplished. In early 2000, HAN incorporated Newnan Housing Development Corporation (“NHDC”) and empowered it to develop affordable housing in the City of Newnan.</li> </ul>
<ul style="list-style-type: none"> <li>• By December 2000, the Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the HAN’s role in the community.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN meets periodically with City officials to discuss and coordinate redevelopment goals. HAN has also become a member of the City of Newnan’s comprehensive planning meeting. These activities have improved public perception of HAN and its contributions to the community.</li> <li>➤ Accomplished. HAN participates in the state organization GAHRA and dialogues with other housing authorities regarding redevelopment concerns.</li> </ul>
<ul style="list-style-type: none"> <li>• By March 2001, the Executive Director will investigate redevelopment initiative partnership possibilities with the City.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. The Executive Director met with officials of the City of Newnan during the 5-Year Plan period and continues the dialogue as the City of Newnan formulates various redevelopment initiatives. In March 2001 the City of Newnan provided HAN with a loan of \$150,000 for redevelopment related activities.</li> </ul>
<b>Goal No. 3: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.</b>	
<ul style="list-style-type: none"> <li>• By July 2000, the Board of Commissioners will establish priorities for the HAN in removing the stigma from the communities through supportive marketing efforts and establishing preferences that will best suit the residents of the city.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN has established local preferences for “working families” and is encouraging residents to become contributing members of the broader community.</li> </ul>
<ul style="list-style-type: none"> <li>• By September 2000, the HAN staff, in consultation with the Resident Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development, thereby establishing the role of residents in achieving maximum neighborhood appeal.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. Improvement Plans, developed in consultation with the Resident Council and neighborhood representatives, are in place for each HAN development.</li> </ul>
<ul style="list-style-type: none"> <li>• By November 2000, the Executive Director and the HAN staff will develop methods of enforcing model neighbor standards, marketing strategies and a marketing plan for future success.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN has been aggressively enforcing lease provisions related to neighborhood appearance and monitors daily the <i>curb appeal</i> of each community. HAN has developed a marketing plan that takes into account the capital improvement plan for each</li> </ul>

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<ul style="list-style-type: none"> <li>• By December 2000, the Executive Director along with a consultant, if applicable, will identify potential state and local funding and/or grants. This will include identifying federal sources of funding for physical improvements to the housing stock.</li> </ul>	<p>community.</p> <ul style="list-style-type: none"> <li>➤ Ongoing. HAN is continually searching for alternate sources of funding for physical improvements to the housing stock. HAN is continuing to explore a consortium of housing authorities who will issue a bond, collateralized with CFP Funds. The successful efforts of the consortium will enable HAN to undertake physical improvements sooner than would otherwise be possible.</li> </ul>
<p><b>Goal No. 4: Improve the public and community image of the HAN by developing and implementing a comprehensive Public Relations Plan.</b></p>	
<ul style="list-style-type: none"> <li>• By December 2000, the Board of Commissioners must establish parameters for a superior Public Relations Program for the HAN.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN's Board of Commissioners approved and implemented a comprehensive Public Relations Plan.</li> </ul>
<ul style="list-style-type: none"> <li>• By January 2001, the Board of Commissioners and the Executive Director will designate a Public Affairs Officer who will promote the HAN on a community-wide basis and as a representative for the HAN, will participate in collaborative efforts for community growth.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. The Executive Director is serving as the Public Affairs Officer. Moreover, HAN has asked the Resident &amp; Community Service Coordinator to serve as an Assistant Public Affairs Officer and attend several community meetings in that capacity.</li> <li>➤ Accomplished. HAN has established effective relationships with the local media and keeps it informed of activities and programs.</li> </ul>
<ul style="list-style-type: none"> <li>• By January 2001, the Executive Director with assistance from the HAN staff will develop a mailing list for marketing and outreach materials and assess and make recommendations for efficient telecommunications to ensure complaints are minimized.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. A mailing and contact list for marketing and outreach materials has been developed. HAN has installed a comprehensive telecommunications system and has seen complaints significantly minimized.</li> </ul>
<ul style="list-style-type: none"> <li>• By March 2001, the HAN staff and the Executive Director will create income sources for specific programs through partnerships, solicitation of community support, and sponsoring community-based functions.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN has partnered with the United Way and has received funds from the United Way to sponsor resident activities.</li> </ul>
<p><b>Goal No. 5: Improve employee services and support systems.</b></p>	
<ul style="list-style-type: none"> <li>• By September 2000, the Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the HAN staff.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN's Board of Commissioners established a significant Employee Incentive Program that rewards superior employee performance. The Incentive Program has increased employee morale and made employees more efficient.</li> </ul>
<ul style="list-style-type: none"> <li>• By November 2000, the Facilities Manager will establish and implement ethical and professional department standards that will dictate a tracked plan of improvement at all performance levels.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. The Facilities Manager coordinated the development and implementation of Standard Operating Procedures ("SOP") along with tracking mechanisms to ensure compliance with the SOP.</li> </ul>

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<ul style="list-style-type: none"> <li>• By December 2000, the Executive Director will identify sources of funding to improve employee services and support systems.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN completed a partial upgrade of computer systems in 2000-2001. In 2004 HAN completed a full upgrade of its computer systems and technology, including an upgraded server and new desktop computer equipment.</li> <li>➤ Accomplished. HAN's staff meet monthly to discuss the operations of HAN, reduction of costs, elimination of duplicate services, and reinforce the 5-Year goals and objectives.</li> </ul>

**Goal No. 6: HUD Strategic Goal - Increase the availability of decent, safe, and affordable housing.**

<ul style="list-style-type: none"> <li>• Apply for twenty-five additional rental vouchers.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN applied to HUD for additional rental vouchers but was not funded by HUD. HAN is waiting for HUD to advertise additional applicable rental voucher opportunities so that HAN can re-apply.</li> </ul>
<ul style="list-style-type: none"> <li>• Reduce public housing vacancies by 3%.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN's monthly vacancy level is consistently less than 3%.</li> </ul>
<ul style="list-style-type: none"> <li>• Leverage private or other public funds to create additional housing opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. In 2002, HAN issued \$8 million in bonds leveraged with public replacement housing factor and other public funds and constructed a market level 136-unit affordable apartment community. In addition, HAN intends to use the RHF to purchase single family homes.</li> </ul>
<ul style="list-style-type: none"> <li>• Acquire or build units or developments.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Completed. HAN developed, built and completed a market quality 136-unit affordable apartment community known as Summit Point. HAN is currently leasing up the development.</li> </ul>
<ul style="list-style-type: none"> <li>• Improve public housing management by a score of 90: (PHAS score).</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. HAN's PHAS score has seen steady increases and HAN expects to approach a 90 PHAS score for FY2004.</li> </ul>
<ul style="list-style-type: none"> <li>• Increase customer satisfaction to a score of 5%.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN's customer satisfaction has improved dramatically and its RASS score is expected to demonstrate the continued success in this area.</li> </ul>
<ul style="list-style-type: none"> <li>• Renovate or modernize 50 public housing units.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. Renovations and modernization are proceeding according to schedule. Twelve (12) units have been modernized in Phase I. Phase II is proceeding with the comprehensive renovation of twenty-two (22) units. Phase III will commence after completion of Phase II and will include sixteen (16) units.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide thirteen replacement public housing units.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. HAN desires to purchase single family homes in addition to rental units to satisfy this replacement goal. One single family home is currently under contract and additional acquisitions are expected.</li> </ul>

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<ul style="list-style-type: none"> <li>• Implement twenty-five voucher homeownership program.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. HAN monitors HUD announcements weekly to determine next opportunity to apply for homeownership vouchers. To date, no such opportunities have been available for which HAN could apply.</li> </ul>
<ul style="list-style-type: none"> <li>• Implement public housing site-based waiting lists at two sites: GA-95-4 and GA-95-5B.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ongoing. Site-based waiting lists for McWhorter Homes and the Georgia Callaway Homes (Dodson Place) are ready for implementation by the end of this fiscal year or early in the next fiscal year.</li> </ul>
<p><b>Goal No. 7: HUD Strategic Goal - Improve community quality of life and economic vitality.</b></p>	
<ul style="list-style-type: none"> <li>• Implement public housing security improvements.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN hired a full-time security manager who has coordinated the security improvements at each community. Also, HAN has developed closer working relationship with City of Newnan Police Department (“NPD”) and streamlined notification of incident procedures between HAN and NPD.</li> </ul>
<p><b>Goal No. 8: HUD Strategic Goal - Promote self-sufficiency and asset development of families and individuals.</b></p>	
<ul style="list-style-type: none"> <li>• Increase the number and percentage of employed persons in assisted families by 10%.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Accomplished. HAN has assisted in meeting this goal by employing several residents and conducting ongoing training designed to increase job skills of residents.</li> </ul>

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[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.

The Housing Authority of the City of Newnan, Georgia (“HAN”) will use FY2005 Annual Plan to solidify some of the infrastructure, resources and community partnerships necessary to allow HAN to pursue its aggressive housing related goals. Key elements of the FY2005 Annual Plan year can be summarized under five broad headings: Management Operations, Maintenance and Preventive Maintenance Operations, Modernization/Redevelopment Activities, Homeownership Initiatives, and Financial Resources Activities. Highlights under each of these headings follow:

**A. Management Operations.**

- Comprehensive implementation of key recommendations for more efficient HAN operations described in the most recent Comprehensive Management Assessment of HAN’s operations.
- Reorganization of HAN’s management and maintenance staff to provide clearer lines of responsibility, authority and accountability.
- Implementation of HAN’s recently revised Admissions and Continued Occupancy Policy (“ACOP”). The revised ACOP describes the strategic use of a “working family” local preferences and the increased application of ranking preferences in the selection of applicants for HAN’s communities. The revised ACOP also sets forth the parameters for HAN’s expanded use of site-based waiting lists, stricter pet policy, streamlined Grievance process, and more efficient resident selection protocols.
- Implementation and strict enforcement of HAN’s recently revised or developed leasing documents, including, but not limited to: Dwelling

Lease, Rules and Regulations, Uniform Resident Housekeeping Inspections, Pet Addendum, and Small-Scale In-home Business Rules.

**B. Maintenance and Preventative Maintenance Operations.**

- Implementation of revised and updated Maintenance Charge Schedule designed more closely to approximate the actual costs to repair resident induced damage to the apartments or common areas.
- Establishment and follow-through on maintenance protocols and preventative maintenance schedules for each community and HAN's Administrative Office

**C. Modernization/Redevelopment Activities.**

- HAN will complete Phase II and Phase III of the modernization activity involving a total of thirty-eight (38) apartments or nearly ten percent (10%) of its current public housing inventory.
- HAN will identify the approximately ten percent (10%) of the additional HAN apartments that will comprise Phase IV of HAN's modernization activity. Subject to the identification and receipt of funds, HAN will commence Phase IV activities.

**D. Homeownership Initiatives.**

- HAN will develop its Homeownership Program that will assist residents/participants achieve the dream of homeownership. HAN's program will use five (5) broad components to frame its homeownership activities. These approaches include, but are not limited to:
  - Homeownership Vouchers. Use of specially allotted and identified homeownership vouchers to assist qualified participants meet their mortgage responsibilities following the purchase of an affordable home.
  - Seamless Path to Homeownership. Seamless path that allow qualified public housing residents to move into HAN's Housing Choice Program (subject to voucher availability) and/or Family Self-sufficiency Program and then into HAN's Homeownership Program.
  - IDA Accounts and Training. Use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities.
  - Broad Collaborations. Collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, HUD, FannieMae and community organizations to assist residents/participants achieve homeownership.
  - Economic and Self-Sufficiency Access. Access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.

- HAN will begin the purchase, construction or development of one or more homes that will be available purchase by qualified affordable housing residents/participants.

**E. Financial Resource Activities.**

- HAN will participate with a consortium of housing authorities to issue bonds and provide the resources for HAN to accelerate its modernization and redevelop efforts.
- HAN will continue to work with HUD, community organizations and private individuals to identify funds necessary to support HAN's resident and property related programs and initiatives.

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

## 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:

- Attachment A:** Deconcentration Policy for Covered Developments Analysis
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B:** Resident Membership of the PHA Governing Board
- Attachment C:** Membership of the Resident Advisory Boards
- Attachment D:** Housing Choice Homeownership Capacity Statement
- Attachment E:** Housing Choice Project-Based Voucher Statement
- Attachment F:** Resident Assessment and Satisfaction Survey Statement
- Attachment G:** Organizational Chart for HAN
- Attachment H:** FY 2005 Capital Fund Program Annual Statement

Optional Attachments:

- FY 2005 - 2009 Capital Fund Program 5 Year Action Plan
- 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)
  - FY2004 CFP Performance and Evaluation Report (Attachment I)
  - FY2003 CFP Performance and Evaluation Report (Attachment J)
  - FY2002 CFP Performance and Evaluation Report (Attachment K)
  - FY2001 CFP Performance and Evaluation Report (Attachment L)
  - FY2003 CFP/RHF Performance and Evaluation Report (Attachment M)
  - FY2004 CFP/RHF Performance and Evaluation Report (Attachment N)
  - CFP Bond Finance Budget (Attachment O)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Check to see	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility,

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
		Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Check to see	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	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	Annual Plan: Conversion of

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Check to see	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
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Dwelling Lease	Annual Plan: Operations and Maintenance
X	Rules and Regulations	Annual Plan: Operations and Maintenance
X	Pet Addendum	Annual Plan: Operations and Maintenance
X	Uniform Resident Housekeeping Standards	Annual Plan: Operations and Maintenance
X	Maintenance Charges Schedule	Annual Plan: Operations and Maintenance
X	Flat Rents Schedule	Annual Plan: Operations and Maintenance
X	Small-Scale in-Home Business Rules	Annual Plan: Operations and Maintenance

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

# 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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1024	5	4	3	4	2	4
Income >30% but <=50% of AMI	1020	4	4	3	4	2	4
Income >50% but <80% of AMI	1205	3	3	3	4	2	3
Elderly	414	3	3	3	4	2	3
Families with Disabilities	N/A	3	4	3	5	2	4
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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 (Georgia Dept. of Community Services)  
Indicate year: FFY2000
- 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)
  - State of Georgia FFY2004 Annual Action Plan
  - Substantial Amendment to the State of Georgia  
FFY2000 Consolidated Plan
  - U.S. Census Bureau: 2000 American FactFinder Data sets

## 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 (as of February 24, 2005)			
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	317	100%	
Extremely low income <=30% AMI	299	94.32%	
Very low income (>30% but <=50% AMI)	18	5.68%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	202	63.72%	
Elderly families	20	6.31%	
Families with Disabilities	34	10.73%	
Race/ethnicity – Black	240	75.71%	
Race/ethnicity – White	64	20.19%	
Race/ethnicity – Hispanic	12	3.79%	
Race/ethnicity - Other	1	0.32%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	115	36.28%	
2 BR	127	40.06%	
3 BR	61	19.24%	
4 BR	13	4.10%	
5 BR	1	0.32%	
5+ BR	0	0%	
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)? 1 Month (i.e., February 7, 2005)			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List**  
(as of February 24, 2005)

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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	8	100%	0%
Extremely low income <=30% AMI	8	100%	0%
Very low income (>30% but <=50% AMI)	0	0%	0%
Low income (>50% but <80% AMI)	0	0%	0%
Families with children	8	100%	0%
Elderly families	0	0%	0%
Families with Disabilities	0	0%	0%
Race/ethnicity – Black	7	87.5%	0%
Race/ethnicity – White	1	12.5%	0%
Race/ethnicity – Hispanic	0	0%	0%
Race/ethnicity - Other	0	0%	0%

Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0%	0%
2 BR	4	50%	0%
3 BR	4	50%	0%
4 BR	0	0%	0%
5 BR	0	0%	0%
5+ BR	0	0%	0%

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 30 Months (i.e., August 13, 2002)

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed 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)
  - Participate in City of Newnan Community Redevelopment Committee meetings to ensure that the need and availability of affordable housing is raised

#### **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 (subject to funding availability)
- 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)
  - Encourage greater networking with and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, HAN's Economic Independence Programs) designed to increase the family's self-sufficiency efforts.

**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)
  - Encourage greater networking with and participation of families with economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, HAN's Economic Independence Programs) designed to increase the family's self-sufficiency efforts.

**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)
  - To the extent financially feasible, take into consideration mobility disabilities when renovating and modernizing ground floor public housing apartments

**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)
  - Encourage greater networking with and participation of families with economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, HAN's Economic Independence, and Family Self-Sufficiency Programs) designed to increase the family's self-sufficiency efforts.

**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)

[REST OF PAGE INTENTIONALLY LEFT BLANK]

## **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$1,239,551	Affordable Housing
b) Public Housing Capital Fund	\$ 724,380	Affordable Housing; Other
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$ 386,593	Affordable Housing
<b>4. Other income (list below)</b>		
a) Other Revenue	\$ 99,920	Other
<b>5. Non-federal sources (list below)</b>		
a) Interest	\$ 3,895	Affordable Housing; Supportive Services
b) Dept. of Human Resources Family Connection		Supportive Services
c) Mental Health Grant		Supportive Services
d) United Way		Supportive Services
<b>Total resources</b>	<b>\$2,703,501</b>	

### **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) approximately 10 – 20 families
- When families are within a certain time of being offered a unit: (state time) approximately 2 – 4 weeks
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping (at HAN's option)
- Other (describe)
  - Ability of the Resident family to have utilities turned on in their own name so that utilities will be furnished to the apartment.

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? @5

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? 2

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

### **(4) Admissions Preferences**

a. 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)
  - Severely Underhoused (i.e., underhoused by 2 or more bedrooms)
  - Such other transfer needs as the Executive Director may authorize in any Annual Transfer Plan.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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 (used as a ranking preference after income ranking preference)

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes) (used as a ranking preference)
- 1 Households that contribute to meeting income requirements (targeting) (used as a ranking preference)
- 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)
  - PHA Rules and Regulations

- PHA Uniform Resident Housekeeping Standards
- PHA Pet Addendum
- Small-Scale In-Home Business Rules

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: All
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: All
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below):  
More emphasis will be placed on encouraging residents to utilize HAN’s programs designed to increase economic, social and/or life-style independence by residents. HAN will also take steps to encourage higher income residents to join HAN’s Homeownership Program when it is fully implemented.

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:  
GA 95-7.2 - Sallie Jones Mordicue  
GA 95-7.4 - Sara Brown Homes

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:  
GA 95-2 - John H. Jordon Homes  
GA 95-5B - Georgia Callaway Homes

## **B. Section 8**

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

### **(1) Eligibility**

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

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

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

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

**(3) Search Time**

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

If yes, state circumstances below:

Any family that can document that the family is having difficulty locating a suitable residence will be granted an extension. Extensions are also provided for handicapped or disabled families having difficulty locating suitable units.

**(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 (used as a ranking preference following the income ranking preference)

Former Federal preferences

- 2 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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes) (used as a ranking preference)
- 1 Households that contribute to meeting income requirements (targeting) (used as a ranking preference)
- 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 (after using income ranking preference)
- Drawing (lottery) or other random choice technique

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

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

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

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

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

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in greater detail in Section 2-8.3(D) of HAN's ACOP.

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?

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- 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)

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?

(Note: this will only be available to certain categories of residents based on economic and homeownership program enrollment criteria).

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent.

## **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. (See Attachment G).  
 A brief description of the management structure and organization of the PHA follows:

## B. HUD Programs Under PHA Management

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning February 28, 2005</b>	<b>Expected Turnover</b>
Public Housing	391	13%
Section 8 Vouchers	68	1%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

## 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)
  - (a) Admissions and Continued Occupancy Policy
  - (b) Dwelling Lease
  - (c) Rules and Regulations
  - (d) Uniform Resident Housekeeping Standards
  - (e) Pet Addendum
  - (f) Small-Scale In-Home Business Rules
  - (g) Economic and Life-style Self-sufficiency Program
  - (h) Standard Operating Procedures
  - (i) Routine and Preventive Maintenance Schedules
  - (j) Maintenance Charges Schedule
  
- (2) Section 8 Management: (list below)
  - (a) Administrative Plan
  - (b) Family Self-sufficiency Program

## **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 (Attachment H)

-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 (Attachment H)

-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:
- HAN intends to pursue financing so that it can purchase one or more public housing or homeownership units during the next plan year. In addition, HAN intends to purchase single family homes utilizing Replace Housing Factor funds.

- 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:
- HAN intends to pursue financing so that it can purchase one or more public housing or homeownership units during the next plan year. In addition, HAN intends to begin replacing up to thirteen (13) units of Public Housing lost to demolition activities that occurred in a previous Annual Plan year.

## **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.)

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

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

[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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	William L. Bonnell Homes (both sites)
1b. Development (project) number:	95-5A
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	6/30/1962
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	24
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Milo Hunter Homes
1b. Development (project) number:	95-7.3
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	6/30/1970
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected:	34
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Southside Homes
1b. Development (project) number:	95-8
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	12/31/1966
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected:	34
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Mary C. Freeman Homes
1b. Development (project) number:	95-9
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	6/30/1983
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected:	60
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

[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.

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

--

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

HUD has not mandated that HAN convert any of its affordable housing units/communities and, as of this date, HAN has not voluntarily converted any of its affordable housing units/communities.

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

HUD has not mandated that HAN convert any of its affordable housing units/communities and, as of this date, HAN has not voluntarily converted any of its affordable housing units/communities.

**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: Unknown – (Note: HAN plans to purchase homeownership units with Replacement Housing Factor funds and therefore no development name has yet be given)
1b. Development (project) number: N/A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>09/30/2005</u>
5. Number of units affected: ≤15
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

HAN's Housing Choice (f/k/a "Section 8") Homeownership Program is still in the development stages and therefore the precise criteria are not yet fully defined. HAN believes the Program will use combinations of the following eligibility criteria: (i) set participant income range; (ii) time of participating in HAN's Housing Choice Program; (iii) satisfactory rental history while in any of HAN's assisted programs; (iv) participation in HAN's Individual Development Account ("IDA") program; (v) mandatory pre-purchase counseling; (vi) mandatory post-purchase counseling; (vii) participation in HAN's Economic Independence Program or HAN's Family Self-sufficiency Program; (viii) approval for a mortgage; (ix) adequate and available down payment or down payment assistance; (x) adequate employment; (xi) mandatory home buying education and courses; and (xii) such other criteria as may be desirable to establish the character, financial means, knowledge, and attitude to make a participant successful as a home owner.

## **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 has 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. )

<b>Services and Programs</b>				
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)
Family Self-Sufficiency (Description: economic independence)	25	Voluntary	Main Office	Both
HAN’s Economic Self-Sufficiency Program (Description: economic and social independence)	50	Voluntary (mandatory for minimum renters)	Main Office	Both
Breakaway After-School Program (Description: after school program for children encouraging children towards higher achievement)	25	Voluntary	Main Office	Both
Childcare Program (Description: Program to help parents with infants and	20	Voluntary	Main Office	Both

toddlers)				
Transportation of residents to and from work, doctor's appointments and some after school programs	15	Voluntary	Main Office	Both

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 02/28/2005)
Public Housing	0	3
Section 8	0	25

- 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)

- Roscoe Jenkins Homes (GA-95-7)
- John H. Jordan Homes (GA-95-2)

**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)

- Crime awareness information in selected HAN Monthly Newsletter to residents and participants
2. Which developments are most affected? (list below)
- All of HAN's communities will be affected by these contemplated activities.

**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)

- All of HAN's communities are affected by these measures and activities.

**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)]

HAN has met the requirements as stated in 24 C.F.R. Part 903.7(n). HAN's Pet Policy is contained in its Admissions and Continued Occupancy Policy and available as a supporting document to this FY2005 Annual Plan.

**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)  
Professional management of a bond pool fund secured, in part, with HAN's CFP funds. A portion of the bond pool fund will be used to renovate public housing units. The Authority will pledge CFP Funds to secure the Bond debt.

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:

Generally the Resident Advisory Boards have been extremely supportive of HAN's activities and efforts. During the Resident Advisory Board meetings comments centered on:

**Resident Advisory Board Meeting  
March 23, 2005  
2:00 p.m.**

Present: Catherine Ferrell – Section 8  
Tiffany James – Public Housing  
Maronda Wilburn – Public Housing

HAN Staff: Sandra S. Strozier – Executive Director  
Glynis Tanner – Resident Initiative Program Coordinator

Program Coordinator Glynis Tanner distributed copies of the Annual and 5-Year Plan and the Management Policy Revisions (ACOP/Lease) to board members present for review and discussion.

The Annual and 5-Year Plan were discussed in-depth. The board members had the following suggestions and/or concerns.

Discussion Item #1: Section 8 participants would like to be involved in the Customer Service and Satisfaction Survey. HAN is surveying all residents upon their recertification. The Section 8 Coordinator could also include a survey of this type as a part of recertification.

Discussion Item #2: What are the Homeownership Programs offered at HAN? The Family Self Sufficiency Program administers the program. Can residents who are not participating in the FSS Program participate if future Homeownership Program events? The events are open to all residents of HAN.

Discussion Item #3: What are the plans to increase the number of employed persons in HAN? HAN programs, such as, FSS and the Community Services Program focus on job search and employment enhancement opportunities. Supportive services such as transportation and childcare are

being addressed by HAN and Breakaway Childcare along with collaboration with the Labor Department, DFCS, and other partnerships.

Discussion Item #4: Can Newsletters be sent out to Section 8 participants? Yes.

Discussion Item #5: Can HAN re-evaluate the age requirement for same sex children in regards to bedroom size?

Discussion Item #6: Section 8 participants should annually receive of have available an updated working list of landlords.

**ACOP/Lease Changes Discussion:**

Discussion Item #1: How did the new maintenance charges come about? They are not realistic. This is public housing for low-income families. The charges are too high.

Discussion Item #2: Does the Criminal Hotline include Section 8 residents? Yes, it does to a certain extent. All criminal activity should be reported to the police or HAN.

Discussion Item #3: Can HAN residents and Section 8 residents be provided with the magnets listing staff and other important numbers or information?

Discussion Item #4: The Curfew for children that live in HAN is a good idea, but will it be enforced? What would happen to the children who do not live at HAN but are on HAN property past curfew?

The discussion of the plans ended on the note that these are working plans. If any other concerns arise, please feel free to contact administration. The Public Hearing will be held on Thursday, March 31, 2005.

The meeting adjourned at 5:10 p.m.

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)

Through the consultation sessions with the Resident Advisory Boards, HAN considered and evaluated Resident Advisory Board members' comments and to the extent consistent with the direction of HAN, incorporated those comments within the Plan during the planning process.

**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)  
▪ Resident is appointed for a set tem by the Mayor of the City of Newnan, Georgia.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance (Note: recipient must be in lease compliance)  
 Any adult member of a resident or assisted family organization  
 Other (list)  
▪ Any resident selected by the Mayor of the City of Newnan, Georgia.

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)  
▪ Appropriate governing official of the City of Newnan, Georgia.

**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: Georgia Department of Community Affairs
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)

- To increase the number of Georgia’s low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia’s low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
- To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia’s private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
- To improve the responsiveness of state and local policies to affordable housing issues. (Note: this priority is a part of the *FFY2004 Annual Action Plan* for the State of Georgia).

Other: (list below)

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

The *FFY2000 Consolidated Plan for the State of Georgia* supports HAN’s Annual Plan in its promotion of the following priorities:

- To increase the number of Georgia’s low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia’s low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
- To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia’s private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
- To improve the responsiveness of state and local policies to affordable housing issues. (Note: this priority is a part of the *FFY2004 Annual Action Plan* for the State of Georgia).

**D. Other Information Required by HUD**

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

**DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATIONS”**

**HAN FY2005 - 2009 Five-Year Plan.**

A “substantial deviation” or “significant amendment or modification” to HAN’s FY2005 – 2009 Five-Year Plan (“Five-Year Plan”) is defined as substantial changes, modifications, or amendments to the Five-Year Plan that materially and

significantly modify HAN's goals listed in Section B of the Five-Year Plan. A change in HAN's objectives or strategies in reaching those goals will not be considered a "substantial deviation" or "significant amendment or modification." Other than for "substantial deviation" or "significant amendment or modifications," as defined above, HAN may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board or resident consultation.

**HAN FY2005 Annual Plan.**

A "substantial deviation" or "significant amendment or modification" to HAN's FY2005 Annual Plan ("Annual Plan") is defined as substantial changes, modifications, or amendments to the Annual Plan that materially and significantly modify HAN's goals listed in Section B of the Five-Year Plan or materially and significantly modify the strategies outlined in the Annual Plan. Notwithstanding the foregoing, HAN may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by HAN and included in the FY 2005 Annual Plan and such changes shall not be considered a "substantial deviation" or a "significant amendment or modification." Specifically, HAN anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of replacement reserve funds under the Capital Fund) and such changes shall not be deemed to be a "substantial deviation or a "significant amendment or modification" to the FY 2005 Annual Plan.

## **Attachments**

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

### **TABLE OF CONTENTS FOR ATTACHMENTS**

<b><u>Attachment</u></b>	<b><u>Description</u></b>
Attachment A .....	Deconcentration Policy for Covered Developments Analysis
Attachment B .....	Resident Membership of the PHA Governing Board
Attachment C .....	Membership on the Resident Advisory Boards
Attachment D .....	Housing Choice Homeownership Capacity Statement
Attachment E .....	Housing Choice Project-Based Voucher Statement
Attachment F .....	Resident Assessment and Satisfaction Survey Statement
Attachment G .....	Organizational Chart for HAN
Attachment H .....	Capital Fund Program Annual Statement
Attachment I .....	FY2004 CFP Performance and Evaluation Report
Attachment J .....	FY2003 CFP Performance and Evaluation Report
Attachment K .....	FY2002 CFP Performance and Evaluation Report
Attachment L .....	FY2001 CFP Performance and Evaluation Report

## ATTACHMENT A

### Deconcentration Policy for Covered Developments Analysis

The Housing Authority of the City of Newnan, Georgia performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered developments should fall between 85% and 115% of the Authority-wide average income (“Established Income Range” or “EIR”). The average income for all of HAN’s covered communities was \$9,283.04 per household. The table below shows that two (2) communities were slightly above the 115% upper limit for the Established Income Range, one (1) community was slightly below the lower limit for the Established Income Range, and one (1) community was significantly below the Established Income Range. Even so, each of these communities still had average resident incomes that are considerably below 30 percent of the area median income.

Development Number	Development Name	Average Income	Family Communities Average Income	Percentage Relative to EIR
95-2	John H. Jordon Homes	\$10,855.07	\$9,283.04	116.93%
95-5B	Georgia Callaway Homes (MLK J. Dr.)	\$11,984.46	\$9,283.04	129.10%
95-7.2	Sallie Jones Mordicue	\$7,640.96	\$9,283.04	82.31%
95-7.4	Sara Brown Homes	\$5,154.06	\$9,283.04	55.52%

HAN responds to the following deconcentration questions as follows:

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

- a.  Yes  No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
John H. Jordon Homes	51	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below
Georgia Callaway Homes (MLK Jr. Dr.)	16	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below

<b>Deconcentration Policy for Covered Developments</b>			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Sallie Jones Mordicue	24	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below
Sara Brown Homes	8	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below

In addition to the strategies outlined above, HAN intends to select more higher income individuals to move into the two communities that were below the EIR, and to encourage residents in these communities to take fuller advantage of those HAN programs designed to assist residents obtain economic and social independence. For those communities who are above the EIR, HAN intends to select some lower income families and encourage them to lease units in these communities.

## **ATTACHMENT B**

### **RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD**

The Housing Authority of the City of Newnan, Georgia's Governing Board is the Board of Commissioners. Currently there is one resident on the Board of Commissioners. Her name and information is as follows:

Resident:	Ms. Carolyn Andrews
Term Length:	Five (5) years
Term Expiration:	January 2009
Method of Selection:	Appointed by the Mayor of the City of Newnan, Georgia

## ATTACHMENT C

### **MEMBERSHIP ON THE RESIDENT ADVISORY BOARDS**

The following members constitute The Housing Authority of the City of Newnan, Georgia's Resident Advisory Board:

- Tiffany James
- Laverne Jones
- Helen Jackson
- Catherine Ferrell
- Maronda Wellborne

The following members constitute The Housing Authority of the City of Newnan, Georgia's Resident Council that HAN utilizes from time to time as another Resident Advisory Board. HAN consulted with the Resident Council in preparation for the submission of its FY2005-2009 Five-Year Plan and its FY2005 Annual Plan:

- Betty Snelling
- Shirley Gates
- Amanda Gilbert
- Conticius Loyal
- Helen Jackson
- Melanie Varnadoe
- Hilmer Arrington

## ATTACHMENT D

### HOUSING CHOICE HOMEOWNERSHIP CAPACITY STATEMENT

HAN is administering its Home Ownership Program through the Housing Choice Program. The HAN's Board of Commissioners will approved the new Housing Choice Homeownership Program and it will be a part of the Housing Choice Program's Administrative Plan. The Home Ownership Program will be described within the Housing Choice Programs Administrative Plan and will be available as a Supporting Document to this FFY2005 Annual Plan.

As set forth in 24 C.F.R. §982.625(g), HAN demonstrates its capacity to administer the Program by satisfying "one or more" of the following:

- A. HAN's Program will employ and establish a minimum homeowner downpayment requirement of at least three (3) percent and require at least one (1) percent of the purchase price come from the family's resources.
- B. HAN's Program will employ and require that financing for the purchase of a home under its Housing Choice Home Ownership program will be provided, insured, or guaranteed by the state or federal government; and comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.
- C. HAN's program otherwise demonstrates that it has the capacity, or will acquire the capacity, to successfully operate an Housing Choice Homeownership program. HAN hereby shows that it has the following capacity:
  - Adequate management to implement, sustain, and promote its homeownership program including professionals skilled and experience at: (i) home ownership counseling (both pre- and post- purchase); (ii) mortgage counseling; (iii) credit counseling; (iv) financial structuring; (v) asset management; (vi) real estate development; and (vii) budget counseling.
  - Adequate maintenance of a home ownership waiting list including the:
    - (i) establishment of uniform criteria for each home ownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with HAN's home ownership program.

## **ATTACHMENT E**

### **HOUSING CHOICE PROJECT-BASED VOUCHER STATEMENT**

It is the Housing Authority of the City of Newnan, Georgia, (“HAN”) plan to have project-based, twenty-five (25) housing choice vouchers for assistance with one-bedroom units for elderly and other qualified clients at Summit Point Apartments, Newnan, Georgia.

HAN also intends to project-base some of its tenant-based Housing Choice Vouchers in response to needs for affordable housing in the metropolitan Newnan area. The number of units, including units previously placed under HAP contract in HAN’s Project-Based Certificate program, will not exceed the percentage of units authorized. The general location for the project-based assistance will be the City of Newnan, Georgia, and surrounding areas. Generally, all project-based assistance will be attached to eligible units located in census tracts with poverty rates of less than 20 percent, when the neighborhood is undergoing a comprehensive revitalization. HAN reserves the right to request an exception to this requirement when it has been determined that a project expands affordable housing opportunities for eligible families or contributes to the revitalization of a local neighborhood or community. HAN also reserves the right to project-base additional Housing Choice Vouchers should HAN determine that additional project-based assistance will further HAN’s affordable housing program initiatives. HAN’s decision to provide project-based assistance is consistent with HAN’s FY 2005 Annual Plan.

## ATTACHMENT F

### **RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT**

The United States Department of Housing and Urban Development (“HUD”) conducted a Customer Service and Satisfaction Survey (“Survey”) of selected residents of The Housing Authority of the City of Newnan, Georgia’s (“HAN”) public housing communities during the previous Plan year. HUD has scored the responses and requires HAN to address any areas where the HUD rating was less than 75%. The results of that Survey, provided to HAN through HUD’s Resident Assessment Subsystem, are as follows:

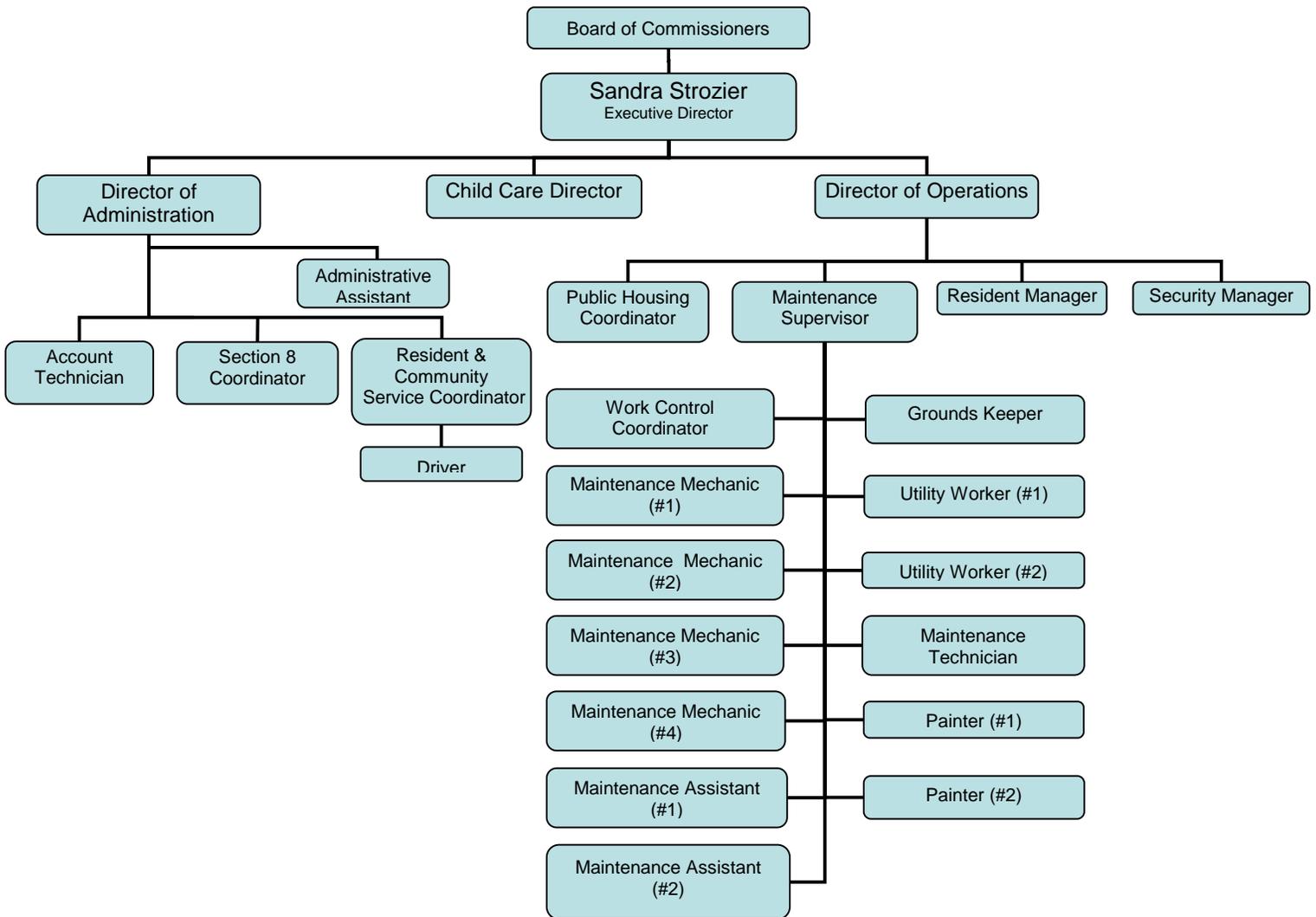
<b><u>Section</u></b>	<b><u>Score</u></b>
Maintenance and Repair	87.6%
Communication	77.5%
Safety	85.0%
Services	95.3%
Neighborhood Appearance	76.4%

As HAN did not receive a score of less than 75% in any section of the Survey, no Follow-up Plan or further information is required from HAN. Even so, HAN intends to keep up its efforts to working with its resident leaders and residents to improve the communication between residents and management. HAN will also continue its strategy of beautifying HAN communities and maintain its efforts to upkeep the overall appearance of all HAN communities.

# ATTACHMENT G

## The Housing Authority of the City of Newnan, Georgia

### Organizational Chart (Revised February 2005)



Note: HAN reserves the right to modify this organizational chart to maximize the efficiency of its operations or otherwise in the best interests of HAN.

**CAPITAL FUND PROGRAM TABLES START HERE**

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 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	\$ 0.00			
2	1406 Operations	\$ 75,000.00			
3	1408 Management Improvements	\$ 104,000.00			
4	1410 Administration	\$ 40,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$			
10	1460 Dwelling Structures	\$ 86,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 88,788.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 177,552.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 591,840.00			
22	Amount of line 21 Related to LBP Activities	\$ 2,933.33			
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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-05</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	75,000.00				
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>75,000.00</b>				
PHA Wide	Child Care		L. S.	45,000.00				
	Drug Elimination Initiatives		L. S.	45,000.00				
	Self Sufficiency Program		L. S.	14,000.00				
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>104,000.00</b>				
PHA Wide	Work Control Coordinator		L. S.	15,000.00				
	Maintenance Director Salary & Benefits		L. S.	25,000.00				
	<b>Subtotal Administration</b>	<b>1410</b>		<b>40,000.00</b>				
PHA Wide	Printing & Reimbursables		L. S.	2,000.00				
	Advertising		L. S.	1,500.00				
	A/E Fees GA095-6B		L.S.					
	A/E Fees GA095-7 Sites 1 and 2		L.S.	15,000.00				
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L. S.	2,000.00				
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>20,500.00</b>				
GA095-6B	Landscaping		L. S.	00				
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>00</b>				
GA095-6B	Miscellaneous Interior Improvements		12 D.U.					
GA095-7 Site 1	Roofing		34 D.U.	48,000.00				
GA095-7 Site 2	Roofing		24 D.U.	38,000.00				
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>86,000.00</b>				
	<b>Complete Day Care Center</b>	<b>1470</b>	<b>L. S.</b>	<b>88,788.00</b>				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-05</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Collateralization of Debt Service	<b>1501</b>	<b>L. S.</b>	<b>177,552.00</b>				
PHA Wide	<b>GRANT TOTAL</b>			<b>591,840.00</b>				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-05</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide - Operations	6/30/06			6/30/07				
PHA Wide – Management Improvements	6/30/06			6/30/07				
PHA Wide - Administration	6/30/06			6/30/07				
GA095-6B, and 7 site 4, Fees & Costs	6/30/06			6/30/07				
PHA Wide Fees & Costs	6/30/06			6/30/07				
GA095-6B Site Improvements	6/30/06			6/30/07				
GA095-6B Dwelling Structures	6/30/06			6/30/07				
PHA Wide - Dwelling Equipment Nonexpendable	6/30/06			6/30/07				

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>The Housing Authority of the City of Newnan</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
<b>PHA Wide – 1406 - Operations</b>		<b>\$ 75,000.00</b>	<b>\$ 75,000.00</b>	<b>\$ 75,000.00</b>	<b>\$ 75,000.00</b>
Child Care Center	See	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Drug Elimination Initiatives	Annual	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Self Sufficiency Program	Statement	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
<b>PHA Wide - Subtotal 1408 – Management Improvements</b>		<b>\$ 114,000.00</b>	<b>\$ 114,000.00</b>	<b>\$ 114,000.00</b>	<b>\$ 114,000.00</b>
Work Control Coordinator		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Maintenance Director Salary & Benefits		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
<b>PHA Wide – Subtotal 1410 - Administration</b>		<b>\$ 40,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ 40,000.00</b>
Printing & Reimbursables		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advertising		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
A/E Fees GA095-06B		\$ 20,800.00	\$ 20,800.00	\$ 20,800.00	\$ 20,800.00
A/E Fees GA095-6B (Contract for abatement monitoring and testing)		\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
PHA Wide – 1430 (CFP Annual Statement, 5 Year Plan, and P & E's)		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
<b>Subtotal – 1430 Fees and Costs</b>		<b>\$ 35,300.00</b>	<b>\$ 35,300.00</b>	<b>\$ 35,300.00</b>	<b>\$ 35,300.00</b>
GA095-06B		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
<b>Subtotal – 1450 – Site Improvements</b>		<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>
GA095-4		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
GA095-5		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
GA095-6		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
GA095-6B		\$ 146,988.00	\$ 146,988.00	\$ 146,988.00	\$ 146,988.00
GA095-7 (Site 4)		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
GA095-7		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Subtotal – 1460 – Dwelling Structures</b>		<b>\$ 146,988.00</b>	<b>\$ 146,988.00</b>	<b>\$ 146,988.00</b>	<b>\$ 146,988.00</b>

PHA Wide - Ranges & Refrigerators		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
<b>Subtotal – 1465.1 – Dwelling Equipment – Nonexpendable</b>		<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>
<b>Subtotal – 1501 – Collateralization of Debt Service</b>		<b>\$ 177,552.00</b>	<b>\$ 177,552.00</b>	<b>\$ 177,552.00</b>	<b>\$ 177,552.00</b>
CFP Funds Listed for 5-year planning		<b>\$ 591,840.00</b>	<b>\$ 591,840.00</b>	<b>\$ 591,840.00</b>	<b>\$ 591,840.00</b>

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

Activities for Year :__2__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __3_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	1406 OPERATIONS	\$ 75,000	PHA WIDE	1406 OPERATIONS	\$ 75,000
PHA WIDE	1408 MANAGEMENT IMPROVEMENTS	\$ 114,000	PHA WIDE	1408 MANAGEMENT IMPROVEMENTS	\$ 114,000
PHA WIDE	1410 ADMINISTRATION	\$ 40,000	PHA WIDE	1410 ADMINISTRATION	\$ 40,000
PHA WIDE	1430 A/E FEES	\$ 35,300	PHA WIDE	1430 A/E FEES	\$ 35,300
GA095-6B	Landscaping	\$ 1,500.00	GA095-6B	Landscaping	\$ 1,500.00
<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$ 1,500.00</b>	<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$ 1,500.00</b>
GA95-6B	Mechanical (Central heat and air conditioning, dryer vents )	\$ 32,800.00	GA95-6B	Mechanical (Central heat and air conditioning, dryer vents )	\$ 32,800.00
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$ 17,500.00		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$ 17,500.00
	Kitchens (cabinets, range hoods & vents, back splashes)	\$ 15,250.00		Kitchens (cabinets, range hoods & vents, back splashes)	\$ 15,250.00
	Baths (shower surrounds & accessories)	\$ 6,000.00		Baths (shower surrounds & accessories)	\$ 6,000.00
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$ 17,500.00		Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$ 17,500.00
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$ 17,500.00		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$ 17,500.00
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$ 30,500.00		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$ 30,500.00
	Replace interior doors and hardware	\$ 10,600.00		Replace interior doors and hardware	\$ 10,600.00

	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and paint).	\$ 30,500.00		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and paint).	\$ 30,500.00
	Selective Demolition and Abatement	\$ 10,500.00		Selective Demolition and Abatement	\$ 10,500.00
	Entry and plan modifications (handicap accessibility and general as required for aesthetics).	\$ 25,050.00		Entry and plan modifications (handicap accessibility and general as required for aesthetics).	\$ 25,050.00
	Conversion Factor – One Four Bedroom Unit to Two One Bedroom Units.	\$ 10,571.00		Conversion Factor – One Four Bedroom Unit to Two One Bedroom Units.	\$ 10,571.00
GA095-7	Clean dryer vents to reduce fire hazard	\$ 1,300.00	GA095-7	Clean dryer vents to reduce fire hazard	\$ 1,300.00
<b>Total 1460</b>	<b>Dwelling Structures</b>	<b>\$ 146,988.00</b>	<b>Total 1460</b>	<b>Dwelling Structures</b>	<b>\$ 146,988.00</b>
<b>Total 1465.1</b>	<b>Ranges &amp; Refrigerators</b>	<b>\$ 1,500</b>	<b>Total 1465.1</b>	<b>Ranges &amp; Refrigerators</b>	<b>\$ 1,500</b>
<b>Total 1501</b>	<b>Collateralization of Debt</b>	<b>\$ 177,552.00</b>	<b>Total 1501</b>	<b>Collateralization of Debt</b>	<b>\$ 177,552.00</b>
<b>TOTAL</b>		<b>\$ 591,840.00</b>	<b>TOTAL</b>		<b>\$ 591,840.00</b>

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

Activities for Year :__4_ FFY Grant: 2008 PHA FY: 2008				Activities for Year: __5_ FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost		Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	1406 OPERATIONS	\$ 75,000		PHA WIDE	1406 OPERATIONS	\$ 75,000
PHA WIDE	1408 MANAGEMENT IMPROVEMENTS	\$ 114,000		PHA WIDE	1408 MANAGEMENT IMPROVEMENTS	\$ 114,000
PHA WIDE	1410 ADMINISTRATION	\$ 40,000		PHA WIDE	1410 ADMINISTRATION	\$ 40,000
PHA WIDE	1430 A/E FEES	\$ 35,300		PHA WIDE	1410 A/E FEES	\$ 35,300
GA095-6B	Landscaping	\$ 1,500.00		GA095-6B	Landscaping	\$ 1,500.00
<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$ 1,500.00</b>		<b>Total 1450</b>	<b>Site Improvements</b>	<b>\$ 1,500.00</b>
GA95-6B	Mechanical (Central heat and air conditioning, dryer vents )	\$ 32,800.00		GA95-6B	Mechanical (Central heat and air conditioning, dryer vents )	\$ 32,800.00
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$ 17,500.00			Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$ 17,500.00
	Kitchens (cabinets, range hoods & vents, back splashes)	\$ 15,250.00			Kitchens (cabinets, range hoods & vents, back splashes)	\$ 15,250.00
	Baths (shower surrounds & accessories)	\$ 6,000.00			Baths (shower surrounds & accessories)	\$ 6,000.00
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$ 17,500.00			Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)	\$ 17,500.00
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$ 17,500.00			Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$ 17,500.00
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$ 30,500.00			Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$ 30,500.00
	Replace interior doors and hardware	\$ 10,600.00			Replace interior doors and hardware	\$ 10,600.00

		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and paint).	\$ 30,500.00		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and paint).	\$ 30,500.00
		Selective Demolition and Abatement	\$ 10,500.00		Selective Demolition and Abatement	\$ 10,500.00
		Entry and plan modifications (handicap accessibility and general as required for aesthetics).	\$ 25,050.00		Entry and plan modifications (handicap accessibility and general as required for aesthetics).	\$ 25,050.00
		Conversion Factor – One Four Bedroom Unit to Two One Bedroom Units.	\$ 10,571.00		Conversion Factor – One Four Bedroom Unit to Two One Bedroom Units.	\$ 10,571.00
	GA095-7	Clean dryer vents to reduce fire hazard	\$ 1,300.00	GA095-7	Clean dryer vents to reduce fire hazard	\$ 1,300.00
	<b>Total 1460</b>	<b>Dwelling Structures</b>	<b>\$ 146,988.00</b>	<b>Total 1460</b>	<b>Dwelling Structures</b>	<b>\$ 146,988.00</b>
	<b>Total 1465.1</b>	<b>Ranges &amp; Refrigerators</b>	<b>\$ 1,500</b>	<b>Total 1465.1</b>	<b>Ranges &amp; Refrigerators</b>	<b>\$ 1,500</b>
	<b>Total 1501</b>	<b>Collateralization of Debt</b>	<b>\$ 177,552.00</b>	<b>Total 1501</b>	<b>Collateralization of Debt</b>	<b>\$ 177,552.00</b>
	<b>TOTAL</b>		<b>\$ 591,840.00</b>	<b>TOTAL</b>		<b>\$ 591,840.00</b>



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

PHA Name: <b>The Housing Authority of The City of Newnan</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/04  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	\$ 89,506.00	\$	\$ 89,506.00	\$ 89,506.00
3	1408 Management Improvements	\$ 32,400.00	\$	\$ 32,400.00	\$ 32,400.00
4	1410 Administration	\$ 83,905.00	\$	\$ 83,905.00	\$ 83,905.00
5	1411 Audit	\$ 0.00	\$	\$ 0.00	\$ 0.00
6	1415 Liquidated Damages	\$ 0.00	\$	\$ 0.00	\$ 0.00
7	1430 Fees and Costs	\$ 53,984.24	\$	\$ 53,984.24	\$ 53,984.24
8	1440 Site Acquisition	\$ 0.00	\$	\$ 0.00	\$ 0.00
9	1450 Site Improvement	\$ 22,370.00	\$	\$ 22,370.00	\$ 22,370.00
10	1460 Dwelling Structures	\$ 171,154.25	\$	\$ 171,154.25	\$ 171,154.25
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 15,000.00	\$	\$ 15,000.00	\$ 15,000.00
12	1470 Nondwelling Structures	\$ 309,266.51	\$	\$ 309,266.51	\$ 149,185.60
13	1475 Nondwelling Equipment	\$ 67,324.00	\$	\$ 67,324.00	\$ 67,324.00
14	1485 Demolition	\$ 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 I: Summary**

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-01 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
16	1492 Moving to Work Demonstration	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
17	1495.1 Relocation Costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
18	1499 Development Activities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
19	1501 Collateralization or Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
20	1502 Contingency	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 844,910.00	\$ 844,910.00	\$ 844,910.00	\$ 684,829.09
22	Amount of line 21 Related to LBP Activities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	89,506.00		89,506.00	89,506.00	Complete
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>89,506.00</b>		<b>89,506.00</b>	<b>89,506.00</b>	
PHA Wide	Drug Elimination Initiatives		L. S.	22,400.00		22,400.00	22,400.00	
	Self Sufficiency Program		L. S.	10,000.00		10,000.00	10,000.00	
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>32,400.00</b>		<b>32,400.00</b>	<b>32,400.00</b>	Complete
PHA Wide	Child Care Director Salary & Benefits		L. S.	42,003.00		42,003.00	42,003.00	
	Maintenance Director Salary & Benefits		L. S.	24,964.00		24,964.00	24,964.00	
	Work Control Coordinator Salary & Ben		L. S.	16,938.00		16,938.00	16,938.00	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>83,905.00</b>		<b>83,905.00</b>	<b>83,905.00</b>	Complete
GA95-5B	Remaining A/E Fees associated with Breakaway Child Care Center			0.00		0.00	0.00	
PHA Wide	A/E & Consultant Fees		L. S.	53,984.24		53,984.24	53,984.24	
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>53,984.24</b>		<b>53,984.24</b>	<b>53,984.24</b>	
95-7 (site 3)	Landscaping at Hampton Place		L. S.	22,370.00		22,370.00	22,370.00	
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>22,370.00</b>		<b>22,370.00</b>	<b>22,370.00</b>	
GA095-7 (site 3)	Modernization of units – 1999 CFP		L. S.	171,154.25		171,154.25	171,154.25	Complete

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Mechanical (Central heat & air conditioning, dryer vents).		5 D. U.	0.00		0.00	0.00	
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slab).		5 D. U.	0.00		0.00	0.00	
	Kitchens (cabinets, range hoods & vents, back splashes, paint)		5 D. U.	0.00		0.00	0.00	
	Baths (shower surrounds & accessories)		5 D. U.	0.00		0.00	0.00	
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		5 D. U.	0.00		0.00	0.00	
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		5 D. U.	0.00		0.00	0.00	
	Replace fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		5 D. U.	0.00		0.00	0.00	
	Replace interior doors and hardware.		5 D. U.	0.00		0.00	0.00	
	Flooring (vinyl composition tile and base and ceramic tile and base).		5 D. U.	0.00		0.00	0.00	
	Drywall and paint		5 D. U.	0.00		0.00	0.00	
	Selective demolition and abatement		5 D. U.	0.00		0.00	0.00	
	Entry and plan modifications (handicap accessibility and general as required for aesthetics).		5 D. U.	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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-01</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>171,154.25</b>		171,154.25	171,154.25	Complete
95-7 (site 3)	Ranges / Refrigerators		24 each	15,000.00		15,000.00	15,000.00	
	<b>Subtotal – Dwelling Equipment - Nonexpendable</b>	<b>1465. 1</b>		<b>15,000.00</b>		<b>15,000.00</b>	<b>15,000.00</b>	Complete
	Funding for Renovation of Day Care Center			309,266.51		309,266.51	149,185.60	Work in progress
	<b>Subtotal Nondwelling Structure</b>	<b>1470</b>		<b>309,266.51</b>		309,266.51	<b>149,185.60</b>	
PHA Wide	Maintenance Trucks / Vehicles		L. S.	67,324.00		67,324.00	67,324.00	
	<b>Subtotal Nondwelling Equipment</b>	<b>1475</b>		<b>67,324.00</b>		<b>67,324.00</b>	<b>67,324.00</b>	Complete
	<b>GRANT TOTAL</b>			<b>844,910.00</b>		<b>844,910.00</b>	<b>684,829.09</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-01</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide - Operations	06/30/03	3/01/02	3/01/02	09/30/04	06/01/04	06/01/04		
PHA Wide – Management Improvements	06/30/03	11/27/01	11/27/01	09/30/04	10/02/02	10/02/02		
PHA Wide - Administration	06/30/03	10/09/01	10/09/01	09/30/04	12/05/02	12/05/02		
PHA Wide Fees & Costs	06/30/03	3/15/02	3/15/02	09/30/04	01/27/04	01/27/04		
GA095-6B Site Improvements	06/30/03	02/24/02	02/24/02	09/30/04	09/30/02	09/30/02		
GA095-6B Dwelling Structures	06/30/03	02/24/02	02/24/02	09/30/04	02/04/05	02/04/05		
Dwelling Equipment Nonexpendable	06/30/03	02/24/02	02/24/02	09/30/04	01/17/03	01/17/03		
PHA Wide Nondwelling Structure	06/30/03	06/26/03	02/24/02	09/30/04				
PHA Wide Nondwelling Equipment	06/30/03	10/09/01	10/09/01	09/30/04	10/09/01	10/09/01		

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: GA06P095501-02 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: ) 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
2	1406 Operations	\$ 114,551.00	\$ 114,551.00	\$ 114,551.00	\$ 114,551.00	
3	1408 Management Improvements	\$ 32,400.00	\$ 74,400.00	\$ 74,400.00	\$ 74,400.00	
4	1410 Administration	\$ 88,514.00	\$ 46,514.00	\$ 46,514.00	\$ 46,514.00	
5	1411 Audit	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
6	1415 Liquidated Damages	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
7	1430 Fees and Costs	\$ 230,000.00	\$ 230,000.00	\$ 230,000.00	\$ 230,000.00	
8	1440 Site Acquisition	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
9	1450 Site Improvement	\$ 63,044.22	\$ 63,044.22	\$ 63,044.22	\$ 63,044.22	
10	1460 Dwelling Structures	\$ 202,902.53	\$ 202,902.53	\$ 202,902.53	\$ 109,800.30	
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 8,180	\$ 8,180	\$ 8,180	\$	

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-02 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: ) 2  
 Performance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
12	1470 Nondwelling Structures	\$ 24,249.25	\$ 24,249.25	\$ 24,249.25	\$
13	1475 Nondwelling Equipment	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
14	1485 Demolition	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
15	1490 Replacement Reserve	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
16	1492 Moving to Work Demonstration	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
17	1495.1 Relocation Costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
18	1499 Development Activities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
19	1501 Collateralization or Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
20	1502 Contingency	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 793,841.00	\$ 793,841.00	\$ 793,841.00	\$ 668,309.52
22	Amount of line 21 Related to LBP Activities	\$ 24,249.25		\$ 0.00	\$ 0.00
23	Amount of line 21 Related to Section 504 compliance	\$ 0.00		\$ 0.00	\$ 0.00
24	Amount of line 21 Related to Security – Soft Costs	\$ 0.00		\$ 0.00	\$ 0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0.00		\$ 0.00	\$ 0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$ 0.00		\$ 0.00	\$ 0.00

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	114,551.00	114,551.00	114,551.00	114,551.00	Increased to cover operating deficit
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>114,551.00</b>	<b>114,551.00</b>	<b>114,551.00</b>	<b>114,551.00</b>	
PHA Wide	Drug Elimination Initiatives		L. S.	22,400.00	22,400.00	22,400.00	22,400.00	Completed
	Self Sufficiency Program		L. S.	10,000.00	10,400.00	10,400.00	10,400.00	Completed
	Child Care Director Salary & Benefits		L. S.	0	41,600.00	41,600.00	41,600.00	Completed
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>32,400.00</b>	<b>74,400.00</b>	<b>74,400.00</b>	<b>74,400.00</b>	
PHA Wide	Maintenance Director Salary & Benefits		L. S.	27,949.00	27,549.00	27,549.00	27,549.00	Completed
	Work Control Coordinator Salary & Ben		L. S.	18,965.00	18,965.00	18,965.00	18,965.00	Completed
	Child Care Director Salary & Benefits		L. S.	41,600.00	0	0	0	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>88,514.00</b>	<b>46,514.00</b>	<b>46,514.00</b>	<b>46,514.00</b>	
PHA Wide	A/E Fees (Design & Bid 95-6B, Charlie Reese Homes & 95-7, site 4, Sara Brown Homes, sewer lateral replacement, tree removal, & sidewalk repair)		L. S.	14,400.00	14,400.00	14,400.00	14,400.00	Completed

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	A/E Fees (Cont. Admin. 95-6B & 7 sewer laterals, tree removal, & sidewalk repair)		L. S.	334.93	334.93	334.93	334.93	Completed
	A/E Fees (Design 95-6B, Charlie Reese Homes & 95-7, site 4, Sara Brown Homes, modernization)		L. S.	172,265.07	172,265.07	172,265.07	172,265.07	Completed
	A/E Fees (Bid & C. A. 95-6B & 95-7, site 4, Phase 1)		L. S.	17,000.00	17,000.00	17,000.00	17,000.00	Completed
	ASB/LBP survey & plan, 95-6B & 7		L. S.	10,500.00	10,500	10,500	13,000	Completed
	ASB/LBP clearance testing, phase 1		L. S.	10,000.00	10,000.00	10,000.00	10389.44	Completed
	Sundry		L. S.	2,889.44	2,889.44	2,889.44	1410.56	Completed
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L. S.	2,610.56	2,610.56	2,610.56	1200.00	Completed
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>230,000.00</b>	<b>230,000</b>	<b>230,000</b>	<b>230,000</b>	
95-6B	Replace Sewer Laterals and site mains to city mains. Blade lines under unit slabs. Remove select trees. Repair sidewalks. Create off-street parking.		18 D.U.	51,581.63	51,581.63	51,581.63	51,581.63	Completed
95-7	Replace Sewer Laterals and site mains to city mains. Blade lines under unit slabs. Remove select trees. Repair sidewalks. Create off-street parking.		4 D.U.	11,462.59	11,462.59	11,462.59	11,482.59	Completed
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>63,044.22</b>	<b>63,044.22</b>	<b>63,044.22</b>	<b>63,044.22</b>	Completed

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA095-6B	Mechanical (Central heat and air conditioning, dryer vents )		5 D. U.	15,000.00	15,000.00	15,000.00	15,000.00	
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		8 D. U.	14,000	14,000	14,000	14,000.00	
	Kitchens (cabinets, range hoods & vents, back splashes, paint)		8 D. U.	10,000	10,000	10,000	0	
	Baths (shower surrounds & accessories)		8 D. U.	12,000.00	12,000.00	12,000.00	12,000.00	
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		8 D. U.	20,000.00	20,000.00	20,000.00	20,000.00	
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		4 D. U.	15,000	15,000	15,000	15,000.00	
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		6 D. U.	18,000.00	18,000.00	18,000.00	18,000.00	
	Replace interior doors and hardware		8 D. U.	10,000.00	10,000.00	10,000.00	0	
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		8 D. U.	40,000.00	40,000.00	40,000.00	0	
	Selective Demolition and Abatement		8 D. U.	10,000.00	10,000.00	10,000.00	10,000.00	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-02</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Entry and plan modifications (handicap accessibility/split plans and as required for aesthetics		6 D. U.	38,902.53	38,902.53	38,902.53	5,800.30	
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>202,902.53</b>	<b>202,902.53</b>	<b>202,902.53</b>	<b>109,800.30</b>	
	Stoves/Refrigerators			8,180	8,180.00	8,180.00		
	<b>Subtotal Dwelling Equipment</b>	<b>1465</b>		<b>8,180</b>	<b>8,180.00</b>	<b>8,180.00</b>		
	Complete Work-Day Care Center			24,249.25	24,249.25	24,249.25		
	<b>Subtotal Nondwelling Structures</b>	<b>1470</b>		<b>24,249.25</b>	<b>24,249.25</b>	<b>24,249.25</b>		
PHA Wide	Maintenance Trucks / Vehicles		L. S.	30,000.00	30,000.00	30,000.00	30,000.00	
	<b>Subtotal Nondwelling Equipment</b>	<b>1475</b>		<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	
	<b>GRANT TOTAL</b>			<b>793,841.00</b>	<b>793,841.00</b>	<b>793,841.00</b>	<b>668,309.52</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-02</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	03/31/03		03/31/03	06/30/04		6/01/04	
PHA Wide – Management Improvements	03/31/03	08/20/02	08/20/02	06/30/04		08/20/02	
PHA Wide - Administration	03/31/03		08/20/02	06/30/04		08/20/02	
GA095-6B Fees & Costs	03/31/03		03/31/03	06/30/04		04/01/04	
GA095-7 (Site 4) Fees & Costs	03/31/03		03/31/03	06/30/04		04/01/04	
PHA Wide Fees & Costs	03/31/03		03/31/03	06/30/04		04/01/04	
GA095-6B Site Improvements	03/31/03	06/30/04	6/28/04	06/30/05		4/08/05	
GA095-6B Dwelling Structures	03/31/03	06/30/04	6/28/04	06/30/05		4/08/05	
GA095-7 (site 4) Dwelling Structures	03/31/03	06/30/04	6/28/04	06/30/05		4/08/05	
PHA Wide Nondwelling Equipment	12/31/03		03/31/03	06/30/03		06/30/03	

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-03 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ) 1 X Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00			
2	1406 Operations	\$ 50,305.00	\$ 72,000.00	\$ 72,000.00	\$ 72,000.00
3	1408 Management Improvements	\$ 51,600.00	\$ 51,600.00	\$ 51,600.00	\$ 51,600.00
4	1410 Administration	\$ 72,000.00	\$ 50,305.00	\$ 50,305.00	\$ 50,305.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 80,000.00	\$ 64,795.07	\$ 64,795.07	\$ 23,464.58
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	
10	1460 Dwelling Structures	\$ 237,150.00	\$ 223,536.32	\$ 223,536.32	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 7,500.00	\$ 00	\$ 00	
12	1470 Nondwelling Structures	\$ .00	\$ 36,318.61	\$ 36,318.61	
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 1  
 Performance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 503,055.00	\$ 503,055.00	\$ 503,055.00	\$ 197,369.58
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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	50,305.00	72,000.00	72,000.00	72,000.00	
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>50,305.00</b>	<b>72,000.00</b>	<b>72,000.00</b>	<b>72,000.00</b>	
PHA Wide	Drug Elimination Initiatives		L. S.	41,600.00	41,600.00	41,600.00	41,600.00	
	Self Sufficiency Program		L. S.	10,000.00	10,000.00	10,000.00	10,000.00	
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>51,600.00</b>	<b>51,600.00</b>	<b>51,600.00</b>	<b>51,600.00</b>	
PHA Wide	Child Care Director Salary & Benefits		L. S.	43,500.00	25,152.50	25,152.50	25,152.50	
	Maintenance Director Salary & Benefits		L. S.	28,500.00	25,152.50	25,152.50	25,152.50	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>72,000.00</b>	<b>50,305.00</b>	<b>50,305.00</b>	<b>50,305.00</b>	
PHA Wide	A/E Fees 95-5B, 6B, and 7 site 4 (Partial Design.		L. S.	9,000.00	9,000.00	9,000.00	9,000.00	
	A/E Fees 95-5B, 6B, and 7 site 4 (Phase 1 Bid and Contract Admin.)		L. S.	38,500.00	38,500.00	38,500.00	4,464.58	
	A/E Fees 95-5B, 6B, and 7 site 4 (Phase 1 Consultant Fees for Asbestos Monitoring and LBP Clearance Testing).		L. S.	15,000.00	15,000.00	15,000.00		
	A/E Fees 95-8 Site Parking			10,000.00	10,000.00	10,000.00	10,000.00	
	Printing & Reimbursables		L. S.	2,000.00	2,000.00	2,000.00		
	Advertising		L. S.	1,500.00	1,500.00	1,500.00		

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L. S.	4,000.00	4,000.00	4,000.00		
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>80,000.00</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>23,464.58</b>	
GA095-5B, 6B, & 7 site 4.	Landscaping		L. S.	4,500.00	4,500.00	4,500.00		
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>4,500.00</b>	<b>4,500.00</b>	<b>4,500.00</b>		
GA095-5B	Mechanical (Central heat and air conditioning, dryer vents )		4 D. U.	24,000.00	24,000.00	24,000.00		
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		4 D. U.	16,000.00	16,000.00	16,000.00		
	Kitchens (cabinets, range hoods & vents, back splashes)		4 D. U.	12,000.00	12,000.00	12,000.00		
	Baths (shower surrounds & accessories)		4 D. U.	6,000.00	6,000.00	6,000.00		
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		4 D.U.	16,000.00	16,000.00	16,000.00		
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		4 D. U.	16,000.00	16,000.00	16,000.00		
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		4 D. U.	18,000.00	18,000.00	18,000.00		

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace interior doors and hardware		4 D. U.	8,000.00	8,000.00	8,000.00		
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		4 D. U.	26,000.00	16,000.00	16,000.00		
	Selective Demolition and Abatement		3 D. U.	12,000.00	12,000.00	12,000.00		
	Entry and plan modifications (handicap accessibility and general as required for aesthetics)		4 D. U.	24,000.00	20,386.32	20,386.32		
	Conversion Factor – One Five Bedroom Unit to Two One Bedroom Units		1 Building	10,000.00	10,000.00	10,000.00		
<b>Subtotal – GA095-5B</b>				<b>\$188,000.00</b>	<b>\$174,386.32</b>	<b>\$174,386.32</b>		
GA095-6B	Mechanical (Central heat and air conditioning, dryer vents )		1 D.U.	5,163.00	5,163.00	5,163.00		
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		1 D.U.	3,442.00	3,442.00	3,442.00		
	Kitchens (cabinets, range hoods & vents, back splashes)		1 D.U.	2,581.00	2,581.00	2,581.00		
	Baths (shower surrounds & accessories)		1 D.U.	1,291.00	1,291.00	1,291.00		
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		1 D.U.	3,442.00	3,442.00	3,442.00		

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		1 D.U.	3,442.00	3,442.00	3,442.00		
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		1 D.U.	3,872.00	3,872.00	3,872.00		
	Replace interior doors and hardware		1 D.U.	1,721.00	1,721.00	1,721.00		
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		1 D.U.	5,593.00	5,593.00	5,593.00		
	Selective Demolition and Abatement		1 D.U.	3,442.00	3,442.00	3,442.00		
	Entry and plan modifications (handicap accessibility and general as required for aesthetics)		1 D.U.	5,163.00	5,163.00	5,163.00		
	Conversion Factor – One Five Bedroom Unit to Two One Bedroom Units		1 Building	9,998.00	9,998.00	9,998.00		
<b>Subtotal – GA095-6B</b>				<b>49,150.00</b>	<b>49,150.00</b>	<b>49,150.00</b>		
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>237,150.00</b>	<b>223,536.32</b>	<b>223,536.32</b>		
PHA Wide	Ranges & Refrigerators		12 Each	7,500.00	00	00		
	<b>Subtotal Dwelling Equipment - Nonexpendable</b>	<b>1465.1</b>		<b>7,500.00</b>	<b>00</b>	<b>00</b>		

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Complete Day Care Center</b>	<b>1470</b>		00	<b>36,318.61</b>	<b>36,318.61</b>		
	<b>GRANT TOTAL</b>			<b>503,055.00</b>	<b>503,055.00</b>	<b>503,055.00</b>	<b>197,369.58</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-03</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide - Operations	6/30/04	10/10/03	10/10/03	6/30/06	10/10/03	10/10/03		
PHA Wide – Management Improvements	6/30/04	12/02/03	12/02/03	6/30/06	6/23/04	6/23/04		
PHA Wide - Administration	6/30/04	3/10/04	3/10/04	6/30/06	6/23/04	6/23/04		
GA095-5B, 6B, and 7 site 4, Fees & Costs	6/30/04	04/01/04	04/01/04	6/30/06				
GA095-8 Fees & Costs	6/30/04	04/01/04	04/01/04	6/30/06				
PHA Wide Fees & Costs	6/30/04	04/01/04	04/01/04	6/30/06				
GA095-6B Site Improvements	6/30/04	6/28/04	6/28/04	6/30/06				
GA095-5B Dwelling Structures	6/30/04	6/28/04	6/28/04	6/30/06				
GA095-6B Dwelling Structures	6/30/04	6/28/04	6/28/04	6/30/06				
PHA Wide - Dwelling Equipment Nonexpendable	6/30/04	6/28/04	6/28/04	6/30/06				



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095502-03 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ) 1 X Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$ 0.00				
2	1406 Operations	\$ 26,034.00	\$ 26,034.00	\$ 26,034.00	\$ 26,034.00	
3	1408 Management Improvements	\$ 0.00				
4	1410 Administration	\$ 0.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 0.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 0.00				
10	1460 Dwelling Structures	\$ 104,138.00	\$ 73,412.30	\$ 73,412.30		
11	1465.1 Dwelling Equipment—Nonexpendable	\$				
12	1470 Nondwelling Structures	\$ 00	\$ 30,725.70	\$ 30,725.70		
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095502-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 1  
 Performance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 130,172.00	\$ 130,172.00	\$ 130,172.00	\$ 26,034.00
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				
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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	26,034.00	26,034.00	26,034.00	26,034.00	
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>26,034.00</b>	<b>26,034.00</b>	<b>26,034.00</b>	<b>26,034.00</b>	
					0			
GA095-6B	Mechanical (Central heat and air conditioning, dryer vents )		2 D.U.	13,000.00	0	0		
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		2 D.U.	7,000.00	0	0		
	Kitchens (cabinets, range hoods & vents, back splashes)		2 D.U.	5,500.00	0	0		
	Baths (shower surrounds & accessories)		2 D.U.	2,500.00	0	0		
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		2 D.U.	7,000.00	0	0		
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		2 D.U.	7,000.00	0	0		
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		4 D.U.	29,138.00	0	0		
	Replace interior doors and hardware		2 D.U.	4,000.00	0	0		
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		2 D.U.	12,000.00	0	0		

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Selective Demolition and Abatement		2 D.U.	7,000.00	0	0		
	Entry and plan modifications (handicap accessibility and general as required for aesthetics)		2 D.U.	10,000.00	0	0		
	Finish work at GA095-6B	1460		00	73,412.30	73,412.30		
	<b>Subtotal Dwelling Structures</b>	<b>1460</b>		<b>104,138.00</b>	<b>73,412.30</b>	<b>73,412.30</b>		
	Complete work on Day Care Center	1470		00	30,725.70	30,725.70		
	<b>Subtotal Nondwelling Structures</b>	<b>1470</b>		<b>00</b>	<b>30,725.70</b>	<b>30,725.70</b>		
	<b>GRANT TOTAL</b>			<b>130,172.00</b>	<b>130,172.00</b>	<b>130,172.00</b>	<b>26,034.00</b>	

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095502-03</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	6/30/04	03/29/04	03/29/04	6/30/05	03/29/04	03/29/04	
GA095-6B Dwelling Structures	6/30/04	6/28/04	6/28/04	6/30/05	09/30/05		

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-04 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ) 2 X Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00			
2	1406 Operations	\$ 76,911	\$ 95,910.00	\$ 95,910.00	
3	1408 Management Improvements	\$ 57,214.00	\$ 41,600.04	\$ 41,600.04	\$ 17,333.35
4	1410 Administration	\$ 78,183.00	\$ 59,184.00	\$ 59,184.00	\$ 46,142.79
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 3,265.00	\$ 0	\$ 0	
10	1460 Dwelling Structures	\$ 191,215.00	\$ 0		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0			
12	1470 Non-dwelling Structures	\$00	\$210,093.96	\$210,093.96	
	1475 Non-dwelling Equipment				

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P095501-04 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 2  
 Performance and Evaluation Report for Period Ending: 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
14	1485 Demolition				
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	\$ 177,552.00	\$ 177,552.00	\$ 177,552.00	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 591,840.00	\$ 591,840	\$ 591,840	\$ 63,476.14
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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA95-2 & 95-6A	Bond Pool Funds	<b>0000</b>	57 D.U.	0	0			Supplement
	<b>Subtotal Bond Pool</b>			<b>0</b>	<b>0</b>			
PHA Wide	Operations		L. S.	76,911.00	95,910.00	95,910.00		
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>	<b>76,911.00</b>	<b>95,910.00</b>	<b>95,910.00</b>		
PHA Wide	Drug Elimination Initiatives		L. S.	44,914.00	41,600.04	41,600.04	17,333.35	
	Self Sufficiency Program		L. S.	12,300.00				
	<b>Subtotal Management Improvements</b>	<b>1408</b>		<b>57,214.00</b>	<b>41,600.04</b>	<b>41,600.04</b>	<b>17,333.35</b>	
PHA Wide	Child Care Director Salary & Benefits		L. S.	43,623.00	43,623.00	43,623.00	30,000.00	
	Maintenance Director Salary & Benefits		L. S.	20,000.00	1,001.00	1,001.00	1,001.00	
	Work Control Coordinator Salary		L. S.	14,560.00	14,560.00	14,560.00	5,141.79	
	<b>Subtotal Administration</b>	<b>1410</b>		<b>78,183.00</b>	<b>59,184.00</b>	<b>59,184.00</b>	<b>46,142.79</b>	
PHA Wide	Printing & Reimbursable		L. S.	2,000.00	2,000.00	2,000.00		
	Advertising		L. S.	1,500.00	1,500.00	1,500.00		
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L. S.	4,000.00	4,000.00	4,000.00		
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>7,500.00</b>	<b>7,500.00</b>	<b>7,500.00</b>		
GA095-5B, 6B, & 7 site 4.	Phase 2 Landscaping		L. S.	3,265.00	00			
	<b>Subtotal Site Improvements</b>	<b>1450</b>		<b>3,265.00</b>	<b>00</b>			

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-04</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA095-6B	Mechanical (Central heat and air conditioning, dryer vents )		2 D.U.	25,000.00				
	Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)		2 D.U	14,000.00				
	Kitchens (cabinets, range hoods & vents, back splashes)		2 D.U	11,000.00				
	Baths (shower surrounds & accessories)		2 D.U	5,000.00				
	Electrical (Services, panels, total re-wire, new devices and fixtures, add GFCI)		2 D.U	14,000.00				
	Replace windows, entry doors and frames, and entry hardware. Add security screen doors.		2 D.U	14,000.00				
	Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.		2 D.U	24,000.00				
	Replace interior doors and hardware		2 D.U	8,000.00				
	Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall & paint).		2 D.U	24,000.00				
	Selective Demolition and Abatement		2 D.U	14,000.00				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P095501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Entry and plan modifications (handicap accessibility and general as required for aesthetics)		2 D.U	20,000.00				
	Conversion Factor – One Four Bedroom Unit to Two One Bedroom Units		1 Building	18,215.00				
<b>Subtotal – GA095-6B</b>				191,215.00				
<b>Subtotal Dwelling Structures</b>				<b>1460</b>	<b>191,215.00</b>	<b>0</b>		
PHA Wide	Ranges & Refrigerators		12 Each	00	00			
<b>Subtotal Dwelling Equipment - Nonexpendable</b>				<b>1465.1</b>	<b>00</b>	<b>00</b>		
<b>Funds to Complete Renovation of Day Care</b>				<b>1470</b>	<b>00</b>	<b>210,093.96</b>	<b>210,093.96</b>	
PHA Wide	Collateralization or Debt Service			<b>177,552.00</b>	<b>177,552.00</b>	<b>177,552.00</b>		
<b>GRANT TOTAL</b>					<b>591,840.00</b>	<b>591,840.00</b>	<b>591,840.00</b>	<b>63,476.14</b>

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: <b>GA06P095501-04</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	6/30/05			6/30/07			
PHA Wide – Management Improvements	6/30/05	10/12/04	10/12/04	6/30/07			
PHA Wide - Administration	6/30/05	10/12/04	10/12/04	6/30/07			
GA095-5B, 6B, and 7 site 4, Fees & Costs	6/30/05			6/30/07			
PHA Wide Fees & Costs	6/30/05			6/30/07			
GA095-6B Site Improvements	6/30/05			6/30/07			
GA095-6B Dwelling Structures	6/30/05			6/30/07			
PHA Wide - Dwelling Equipment Nonexpendable	6/30/05			6/30/07			



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-03</b>		<b>Federal FY of Grant:</b> 2003	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/31/04</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00			
2	1406 Operations	\$ 0.00			
3	1408 Management Improvements	\$ 0.00			
4	1410 Administration	\$ 0.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 0.00			
8	1440 Site Acquisition	\$ 0.00			
9	1450 Site Improvement	\$ 0.00			
10	1460 Dwelling Structures	\$ 0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 0.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 0.00			
18	1499 Development Activities	113,264.00			

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-03</b>	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/04    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	1501 Collaterization or Debt Service	\$ 0.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 113,264.00			
22	Amount of line 21 Related to LBP Activities	\$ 0.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-03</b>			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.					
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>					
PHA Wide	Consultant Fees			0.00				
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>0.00</b>				
AWide	Purchase 1 House	<b>1499</b>	1	\$113,264				
	<b>Subtotal Dwelling Structures</b>			<b>\$113,264</b>				
PHA Wide			L. S.					
	<b>Subtotal Collateralization or Debt Service</b>	<b>1501</b>						
	<b>GRANT TOTAL</b>			<b>\$113,264</b>				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>GA06R095501-03</b>				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations							
PHA Wide – Fees & Costs	12/31/05			12/31/06			
PHA Wide – Purchase Home	12/31/05			12/31/06			

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of The City of Newnan		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-04</b>		<b>Federal FY of Grant:</b> 2004	
<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: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00			
2	1406 Operations	\$ 0.00			
3	1408 Management Improvements	\$ 0.00			
4	1410 Administration	\$ 0.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 0.00			
8	1440 Site Acquisition	\$ 0.00			
9	1450 Site Improvement	\$ 0.00			
10	1460 Dwelling Structures	\$ 0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 0.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 0.00			
18	1499 Development Activities	132,540.00			

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

<b>PHA Name:</b> The Housing Authority of The City of Newnan	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-04</b>	<b>Federal FY of Grant:</b> 2004
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending: 12/31/04**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	1501 Collaterization or Debt Service	\$ 0.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 132,540.00			
22	Amount of line 21 Related to LBP Activities	\$ 0.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 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: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>GA06R095501-04</b>				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.					
	<b>Subtotal Operations</b>	<b>1406</b>	<b>L. S.</b>					
PHA Wide	Consultant Fees			0.00				
	<b>Subtotal Fees and Costs</b>	<b>1430</b>		<b>0.00</b>				
AWide	Purchase 1 House	<b>1499</b>	1	\$132,540				
	<b>Subtotal Dwelling Structures</b>			<b>\$132,540</b>				
PHA Wide			L. S.					
	<b>Subtotal Collateralization or Debt Service</b>	<b>1501</b>						
	<b>GRANT TOTAL</b>			<b>\$132,540</b>				

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

PHA Name: <b>The Housing Authority of The City of Newnan</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>GA06R095501-04</b>				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations							
PHA Wide – Fees & Costs	12/31/05			12/31/06			
PHA Wide – Purchase Home	12/31/05			12/31/06			

51 units in John Jordan Homes (GA095-2)

item	total	per unit
Site Work	144,524	3,269
HVAC	198,811	3,898
Kitchen upgrades	202,191	3,965
Exterior/Interior doors windows	192,683	3,778
Bathroom upgrades	87,000	1,706
Demolition & Abatements	86,400	1,694
Plumbing	224,309	4,398
Porches,gables, columns	314,200	6,161
Floors	182,176	3,572
Electrical System upgrade	178,900	3,508
<b>PROPERTY TOTAL</b>	<b>1,811,194</b>	<b>35,514</b>

Construction Management & Real Estate Acquisition

Administration & Management	95,199
Architects and Engineering	125,000
Relocation cost	22,500

<b>PROPERTY TOTAL</b>	<b>242,699</b>	<b>4,759</b>
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<b>TOTAL PROJECT</b>	<b>2,053,893</b>
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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b>  GA 095 Newnan Housing Authority	<b>Grant Type and Number</b>  Capital Fund Program Grant No: Replacement Housing Factor Grant	<b>Federal FY of Grant:</b>  Cap Fund Borrowing
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- Original Annual Statement     
  Reserve for Disasters / Emergencies     
  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending     
  Final Performance and Evaluation Report

Revision Number

**Performance and Evaluation Report for Period Ending:      Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	95,199			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,811,194			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	22,500			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Proposed Project: (sum of lines 2 – 20)	2,053,893			
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: GA 095 Newnan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: Capital Fund Borrowing			
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	
<b>Modernization of GA95-2 John H. Jordan Homes</b>	<b>Major Work Category</b>	<b>Quantity</b>	<b>Original Cost</b>	<b>Revised Cost</b>	Original	Revised	Funds Obligated	Funds Expended	
<b>1460</b>	Heating & Cooling Systems	51 D.U	\$198,811.00						proposed
	Plumbing, H/W/T & Fixtures	51D.U.	\$224,309.00						Proposed
	Kitchens ( appliances, cabinets, counters & flooring)	51 D.U	\$202,191.00						Proposed
	Baths (sourrounds, flooring, ceramics, tubs & exhaust)	51 D.U	\$ 87,000.00						Proposed
	Windows, exterior doors, hardware & locks	51 D.U	\$100,000.00						Proposed
	Interior doors, hardware, locks &		\$92,683.00						Proposed
	Porch gables, columns, walks, exterior trim	51 D.U	\$314,200.00						Proposed
	Electrical (panels, wiring, fixtures, switches & sockets)	51 D.U	\$178,900.00						Proposed
	Flooring (vinyl composition tile, sanitary trim, ceramic tile, drywall & other interior finishes)	51 D.U	\$182,176.00						Proposed
	Selective demolition & abatement	51D.U.	\$86,400.00						Proposed
<b>12</b>	1470 Non-dwelling Structures	51D.U.	\$144,524.00						Proposed
	<b>Modernization Cost</b>		<b>\$1,811,194</b>						Proposed
									Proposed
<b>1410</b>	<b>Administration</b>		<b>\$95,199.00</b>						Proposed
<b>16</b>	1492 Moving to Work Demonstration		<b>\$125,000.00</b>						Proposed
<b>1495.1</b>	<b>Relocation Costs</b>		<b>\$22,500.00</b>						Proposed
									Proposed
	<b>Total Modernization Cost</b>		<b>\$2,053,893.00</b>						proposed



## **Attachment I – Implementation of Public Housing Resident Community Service Requirements**

A. Each adult resident (18 years of older) of the HOUSING AUTHORITY OF NEWNAN determined non- exempt must complete at least 8 hours of community service within their community of residence; or, participate in an economic self-sufficiency program for at least 8 hours per month; or, attend school at least 15 hours per week.

The HOUSING AUTHORITY OF NEWNAN provides community service activities each month for participants through two on-going services, Angel Food Ministries and a weekly food pantry. Both services are located on-site. The HOUSING AUTHORITY OF NEWNAN will be providing training each month at the Administrative Office which will allow participants to meet their monthly requirements. The HOUSING AUTHORITY OF NEWNAN also collaborates with local agencies, grassroots organizations, and community facilities to provide additional opportunities.

### **Exemptions**

Exemptions from the requirement shall be made for any individual who meets the requirements pursuant to Federal Guidelines. The HOUSING AUTHORITY OF NEWNAN has outlined these guidelines in their full policy on file in the administrative office.

### **Annual Determinations**

For each public housing resident, after the initial 12 month period, the HOUSING AUTHORITY OF NEWNAN shall, thirty days before the expiration of the lease, review and determine the compliance of the resident with the Community Service requirement. Determinations shall be in conformance with the principles of due process and on a nondiscriminatory basis.

### **Noncompliance**

If the HOUSING AUTHORITY OF NEWNAN determines a resident to be in noncompliance with the requirement, a written notification will be issued to the resident of such. The resident will be notified of the grievance process. The resident will be given the opportunity to enter into an agreement to satisfy the noncompliance by participating in prescribed or approved activities before the expiration of the lease term. The agreement will also advise the resident that failure to comply with the agreement may be cause for lease termination.

The HOUSING AUTHORITY OF NEWNAN shall not renew or extend any lease, or provide a new lease, for a dwelling unit for any household that includes an adult member who has been determined in noncompliance and failure to comply or attempt to comply with the agreement.

The HOUSING AUTHORITY OF NEWNAN's Community Service Policy can be reviewed at the administrative office.

THE HOUSING AUTHORITY OF THE COUNTY OF NEWNAN, GEORGIA  
FAMILY SELF-SUFFICIENCY PROGRAM  
Period Ending: June 30, 2004

**BACKGROUND INFORMATION**

The Housing Authority of Newnan Family Self-Sufficiency Program has been in operation since June, 1997.

In May, 2002, a college intern came aboard to assist the FSS Coordinator. It was anticipated that the intern will eventually carry a small case load of FSS participants of her own. However, her internship was for twelve weeks. The intern worked a total of six months.

ESS Program Goals:

- Look for businesses and car dealerships to donate new or used vehicles for qualified participants – At least 1 vehicles by 6/30/06
- Hold Job Readiness Workshops twice a year
- Hold Home-Buying Seminar Twice a year
- Hold Credit Counseling Seminar Twice a year
- Hold Quarterly Support Group meeting with participants
- Family Counseling on a as needed basis

DESCRIPTION OF THE ACTIVITIES CARRIED OUT UNDER THE PROGRAM

1. Outreach
2. Assessment
3. Orientation
4. Budgetary/Money Management
5. Reading Skills
6. Education/GED assistance
7. Child Care
8. Transportation
9. Job Readiness
10. Job Search
11. Job Placement
12. Homeownership
13. Personal Counseling
14. Stress Management
15. Career Counseling
16. Alcohol and Drug Counseling
17. Parenting skills

2. DESCRIPTION OF THE EFFECTIVENESS OF THE PROGRAM IN ASSISTING FAMILIES TO ACHIEVE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY.

The Housing Authority of Newnan Family Self-Sufficiency Program currently has 27 active participants and 14 participants with escrow amounts.

The effectiveness of the FSS Program has not only been demonstrated by the 14 participants who have savings in their escrow accounts.

A non-tangible determining factor of the effectiveness of the program has been the growth of many of the participants in terms of their self-esteem and self-confidence. This growth is contributed to the commitment of the FSS Coordinator to the program and the participants.

3. DESCRIPTION OF THE EFFECTIVENESS OF THE PROGRAM IN COORDINATING RESOURCES OF COMMUNITIES TO ASSIST FAMILIES TO ACHIEVE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY

FSS Participants were continually informed about workshops and seminars in the community by flyers, posters or verbally that were thought to be of benefit to the participants.

4. RECOMMENDATIONS BY THE PHA OR THE PROGRAM COORDINATING COMMITTEE FOR LEGISLATIVE OR ADMINISTRATIVE ACTION THAT WOULD IMPROVE THE FSS PROGRAM AND ENSURE THE EFFECTIVENESS OF THE PROGRAM.

Funding should be made available to the FSS Programs to cover specific needed services that can no longer be provided by other sources, i.e., emergency financial assistance for high utility bills, school books and supplies not covered by grants, public transportation tokens and child care.

Funding should also be made available for proper staffing. Comprehensive case management and fulfilling the commitment of the FSS Program to the participants dictates manageable caseloads.

Housing Authority of Newnan  
Family Self-Sufficiency Program

STATISTICAL INFORMATION FROM JUNE 1, 1997 TO JUNE 30, 2004

Number of Families who declined to participate

10 Black          10 Female

Number of Families who elected to participate but did not execute a contract.

4 Black	4 Female
1 Male	

Number of Families who executed a Contract of Participation, signed a lease and completed the FSS Program

2 Black	2 Female
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Number of Families who executed a Contract of Participation, signed a lease and remains in the FSS Program.

26 Black	27 Female
1 White	