

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

PHA Plans

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

The Housing Authority of Fulton County

Fulton County, Georgia

ga264v03

**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: Housing Authority of Fulton County

PHA Number: GA264

PHA Fiscal Year Beginning: (10/2005)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other: Resident Council Office/ Community Opportunity Centers, Inc.

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

- Main business office of the PHA
- PHA development management offices
- Other: Resident Council Office

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:
The Housing Authority of Fulton County is a local public agency created under state law working cooperatively with the community and public and private partners to provide quality housing opportunities and further to promote and secure supportive services for eligible persons with limited incomes, through a variety of federal, state, local and private resources.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions by emphasizing a commitment to efficiency and quality customer services.

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: Consider feasibility of disposition of Belle Isle
- Provide replacement public housing: (Utilizing HOPE VI and Replacement Housing Grants)
- Provide replacement vouchers:
- Other: (list below)
 1. Implement a more comprehensive Quality Control Initiative which will provide training, technology, and other resources to HAFC Staff.
 2. Address and correct if applicable, all deficiencies listed in the audit report prepared by the Regional Inspector General for Audit dated April 21, 2005.
 3. Address and correct if applicable, all deficiencies listed in the audit report prepared by the Independent Auditor for the Fiscal year ending September 30, 2004.

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

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

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

Other PHA Goals and Objectives:

Develop additional affordable housing opportunities for the community.

Continue to expand HAFc's public housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.

Develop and maintain affordable housing programs such as HAFc's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFc is serving the maximum number of families.

Utilize local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, "public" housing authorities.

Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients.

Utilize outside vendors to implement Community Supportive Services (CSS) as stated in the HAFC HOPE VI Grant.

Ensure that FSS activities are implemented for HCV and conventional PHA residents.

Collaborate with the private sector to develop mixed-use, high density rental and/or for-sale housing that includes an affordable component that exceeds local and/or national requirements utilizing tax-exempt bond and tax credit programs.

Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.

Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs, including the Pathways To Homeownership Lease-Purchase Program

Utilize Housing Authority resources in an efficient, coordinated and results-oriented manner.

Maintain a sound financial position to ensure sustainability, long term financial health and continued public trust.

Develop significant new financial resources to sustain and develop new housing and operation programs.

Seek ways to increase and enhance the value of the Authority's Real Estate Portfolio.

Foster a work environment that values and encourages individual and team commitment to Housing Authority goals and objectives.

Promote HAFC's role as a community leader in the development of a "Sustainable Community"

Create a unified technological environment.

Promote effectiveness and empower staff with information available through enhanced technology.

Ensure the HAFC is in a position of sound financial and operational solvency and restore the Agency to a "high performer" status.

Ensure an effective and efficient operation through fulfillment of policy direction, resource allocation, accountability, advocacy and selection/retention of highly skilled employees.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of Fulton County (HAFC) will continue to operate in a proactive mode for the FY 2005-2009 activities which will compliment the original Five Year Plan of FY 2000/2004. The focus of the initiatives for the upcoming year will be to continue the commitment of fundamental transformation and expansion of Fulton County's public and affordable housing programs.

Under the new leadership of Executive Director, Jonathan Jones, the HAFC will continue to leverage resources for ongoing development and housing rehabilitation. The stability of a strong and stable management team has created an environment of unprecedented success.

HAFC affordable housing revitalization activities have also had a multiplier effect, generating new economic activity for local residents and businesses, improving confidence in the County's real estate markets, supporting families in the transition from welfare to work, and building pride within the communities.

In continuing the progression of the Five Year Plan goal accomplishment, in FY 2005-2009, particularly in FY 2005, the HAFC will focus on increasing the number and quality of affordable housing units available to eligible low income families by improving the maintenance and management operations and implementation of scheduled revitalization activities. The Authority will move forward with the approved revitalization activities of both the former Boat Rock and Red Oak public housing sites. More specifically, the HAFC, in partnership with the residents and community of Red Oak, have developed a comprehensive revitalization plan for the community utilizing the HOPE VI grant and Replacement Housing Funds as the catalyst for redevelopment.

The plan provides for an integrated, safe mixed income community of single family homes and quality multi-family properties that provide homeownership opportunities to low and moderate income families, and quality market rate, Section 8 and public housing rental properties. All of the revitalization and development efforts are designed to complement the well established single family community of Red Oak and to promote the redevelopment of deteriorated multi-family apartment properties. However, in light of recent notification from HUD concerning feasibility of developing the former Red Oak site. H AFC will also seek to identify alternative development sites still primarily in the South Fulton area.

Likewise, the H AFC, in partnership with the residents and community of Sandtown, near the Boat Rock site, developed and are implementing a comprehensive revitalization plan for the redevelopment of that site. The Boat Rock plan also provides for an integrated, safe, mixed use, mixed income community and will consist of a mixture of residential housing types. The proposed community will incorporate the principles of new urbanism that will allow the connectivity of the owner-occupied community and the rental community. Homeownership opportunities to low and moderate income families will be provided on this site as well.

All initiatives have been implemented that support the provisions of affordable housing, create economic “lift tools” promoting self-sufficiency and fully implement deconcentration efforts through the Housing Choice Voucher Program.

Community Opportunity Centers, Inc., an affiliate non-profit of the H AFC will continue to receive in-kind support(non -financial) from the Authority and will seek supplemental funding to strengthen its’ capacity for providing resident services and self-sufficiency initiatives. It is the intent of the H AFC to continue to prioritize all Housing Choice Voucher and homeownership initiatives as foundations for creating economic self sufficiency opportunities. The Resident Advisory Board has been restructured and serves as a significant “partner” for the Agency. More specifically, in FY 2005 the H AFC will continue to improve the usage of the systems, teams, procedures and reorganized administrative structure to further improve the delivery of services to the residents of the targeted communities and the families on the waiting lists. Specific initiatives that are planned as a continuation of existing strategies include:

- (1) Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the H AFC asset inventory in coordination with other County revitalization efforts, including consideration of the feasibility of disposing the Belle Isle property and utilizing the proceeds to undertake affordable housing development in other areas of the County.
- (2) Continue to implement HUD approved Family Self Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations, and work with the COC, Inc. who will secure the partnerships necessary for service coordination for the benefit of these families.

- (3) Provide in-kind support(non -financial) to Community Opportunity Centers, Inc., (COC) an affiliate non-profit of the HAFC who will facilitate the provision of resident services and self-sufficiency initiatives for HAFC residents. The COC is being restructured as a “fundraising arm” to secure resources to sustain services and programs. To include but not be limited to providing resident services.
- (4) To continue to manage all properties to uphold the strategic goal of the Authority of ensuring quality affordable housing within Fulton County.
- (5) Fully implement the deconcentration efforts through the Housing Choice Voucher Program.
- (6) To promote and fully implement the activities established through the “Pathways to Homeownership” Initiatives. The programs and activities are now incorporated through the Homeownership Institute which offers homeownership as a viable choice alternative to conventional public housing. It is the intent of the HAFC to continue to prioritize all homeownership initiatives as foundations for creating economic self sufficiency opportunities.
- (7) Pursue the feasibility of acquiring land in North Fulton County for the purpose of building a senior facility and utilizing tax credits as a possible funding source.
- (8) Implement technology improvements to include all applicable indicators of the PHAS and SEMAP reports.
- (9) Improve the HAFC monitoring and tracking systems to include portability for the Housing Choice Voucher program.
- (10) Identify opportunities to provide project-based rental vouchers in North and South Fulton County.

The HAFC has achieved the objectives established for FY 2004. During strategic planning sessions the Board of Commissioners has been provided with detailed summarization of goals and objectives completed that were contained within FY 2004 Annual Plan.

It is the intent of the HAFC to continue with the implementation of the goals and objectives established in the original Five Year Plan. All strategies established for FY 2005 are consistent with the original Five Year Plan (2000-2004) as they are a continuation of efforts and resources. Strategies with objectives accomplished listed in FY 2004 which will continue in implementation are as follows:

- The HAFC will continue to diversify its portfolio to provide housing within economic reach of the citizens of Fulton County.
- The HAFC will continue to assist families in becoming self-sufficient by providing multi-

housing options which allows residents opportunities to choose housing closer to their special needs while seeking employment.

- The HAFC will continue to increase support and understanding for the Authority, its programs, affiliates and customer through marketing, networking, promotion and education.
- The HAFC will maintain sound financial position to ensure sustainability, long term financial health and continued public trust.
- The Executive Director will continue to develop significant new financial resources and create new income and operation programs.
- The Executive Director and the Board of Commissioners will continue to seek ways to increase and enhance the value of the Authority's Real Estate Portfolio.
- The HAFC will create a unified technological environment.
- The HAFC will promote effectiveness and empower staff with information through integrated technology and resources.
- HAFC will continue to promote the development of affordable mixed income communities.
- As an ongoing process, the Executive Director will ensure an effective and efficient operation through fulfillment of policy direction, resource allocation, accountability, advocacy and selection/retention of highly skilled employees.
- The HAFC shall continue to promote Housing Choice to allow for greater self-sufficiency and mobility, while moving families to "communities of opportunity" where there are jobs, convenient transportation, grocery shopping and other services.
- The HAFC will continue to develop and strengthen a customer responsive supportive services system, which links residents with a range of services to strengthen individual and family functioning; encourage positive adjustment to housing and afford opportunities to maximize individual potential.
- The HAFC will continue to offer constructive educational, cultural and recreational activities for youth between 4-17 years of age to establish alternative personal values and increase self-esteem and self-expectation, primarily through partnerships with organizations established to provide such services or through special grant funding.

In conclusion, it is the intent of the HAFC to continue to deliver a high- quality level of comprehensive, affordable housing services to the residents of Fulton County. In FY 2003 and FY 2003 the HAFC received the prestigious status of being designated as a High Performing Agency by HUD. It is the intent of the current administration to restore the HAFC to the “high performer” status by ensuring management and leadership initiatives promote affordable housing in the County as “housing of choice” versus “housing of convenience or last resort”.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	1
ii. Table of Contents	6
1. Housing Needs.....	9
2. Financial Resources.....	15
3. Policies on Eligibility, Selection and Admissions.....	17
4. Rent Determination Policies.....	25
5. Operations and Management Policies.....	29
6. Grievance Procedures.....	31
7. Capital Improvement Needs.....	32
8. Demolition and Disposition.....	34
9. Designation of Housing.....	35
10. Conversions of Public Housing.....	36
11. Homeownership.....	38
12. Community Service Programs.....	39
13. Crime and Safety.....	43
14. Pets (Inactive for January 1 PHAs).....	46
15. Civil Rights Certifications (included with PHA Plan Certifications).....	51
16. Audit.....	51
17. Asset Management.....	51
18. Other Information.....	52

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration ga264g03 Attachment G
- FY 2005 Capital Fund Program Annual Statement ga264e03 Attachment E
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005-2009 Capital Fund Program 5 Year Action Plan (ga264f03) Attachment F
- Public Housing Drug Elimination Program (PHDEP) Plan (**Not Applicable**)
- Comments of Resident Advisory Board or Boards ga264h03 Attachment H
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	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
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	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
✓	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
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	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 revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 203 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The HAFC has reviewed the Consolidated Plan of the Jurisdiction/Fulton County, Georgia 2000-2004, and all information included in the agency original Five-Year Plan (FY 2000-2004), FY (2005-2009) and FY 2005 Annual Summary are consistent with the goals and objectives of the referenced document.

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	36,992	5	4	4	3	2	3
Income >30% but <=50% of AMI	19,621	4	3	3	3	2	2
Income >50% but <80% of AMI	26,530	3	2	2	2	2	2
Elderly	17,496	4	3	3	4	2	4
Families with Disabilities	159	4	3	3	5	3	5
White	52,487	4	3	3	3	3	3
Black Non Hispanic	69,829	4	3	3	3	3	3
Hispanic	0	0	0	0	0	0	0

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: Fulton County, GA
Indicate year: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2004
- Other sources: HUD Income Limits for Fulton County, GA effective 2/11/05

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	11		
Extremely low income <=30% AMI	10	99%	
Very low income (>30% but <=50% AMI)	1	1%	
Low income (>50% but <80% AMI)	0		
Families with children	0	0%	
Elderly families	8	73%	
Families with Disabilities	3	17%	
Race/ethnicity	11	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	11		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes: There are only 11 names currently on the waiting list. All persons listed are for a one bedroom unit only.</p> <p>How long has it been closed (# of months)? 36</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>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</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	664	97%	
Extremely low income <=30% AMI	641	97%	
Very low income (>30% but <=50% AMI)	21	2%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	530	70%	
Elderly families	4	1%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	19	2%	
Race/ethnicity	748	99%	
Race/ethnicity	9	1%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 36			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. 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.

In the upcoming year, the HAFC will be directing its' efforts to maximizing the number of affordable units available to the Agency and increasing the number of affordable housing units by (1) Seeking replacement of public housing units lost to the inventory through mixed financed development; (2) Leveraging affordable housing resources in the community through the creation of mixed - finance housing ; (3) Apply for additional section 8 units should they become available and (4) Pursue housing resources other than public housing or Section 8 tenant-based assistance. The HAFC will also pursue homeownership opportunities for residents through the continued leverage of partnerships with public and private enterprise. Further, Homebuyer Education Workshop will be implemented for HAFC Housing Choice Voucher residents in order to help prepare more voucher holders to become first time homebuyers using the Section 8 Homeownership Program. In partnership with Fannie Mae, Freddie Mac, and other entities, the HAFC will create new and innovative homeownership initiatives, such as Lease Purchase Programs, designed to help residents become first time homebuyers. The components of this strategy were developed in consultation with the Resident Advisory Board, Community

Opportunity Centers, Inc. and other public/private for profit and non-profit housing agencies and reflects the Housing Authority's mission of utilizing all available resources as efficiently as possible to accomplish the overall goals and objectives established through the Five Year Plan.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

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

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

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 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 group

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$332,280	
b) Public Housing Capital Fund	\$452,899	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,786,651	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$38,050	
i) HOME (local)	\$200,000	
Other Federal Grants (list below)		
j) Replacement Housing	\$501,503	
k) FSS Coordinator	\$43,864	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund FY 2004		PH Capital Improvements
Replacement Housing 2004 (501-03)	\$428,568	
Replacement Housing 2003 (501-03)	\$486,966	
Replacement Housing 2003		
Hope VI Revitalization	\$13,576,031	
HOPE VI Network Center Grant	\$200,000	HOPE VI Network Center Grant
CDBG	\$145,050	
3. Public Housing Dwelling Rental Income	\$250,000	PH Operations
4. Other income (list below)		
Misc. Other Income	\$5,000	PH Operations
5. Non-federal sources (list below)		
Total resources	\$24,446,852	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Verify at time of application.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other:
 - Credit History
 - Varsity of Application
 - Ability to comprehend and understand the lease
 - Successful Completion of Preoccupancy Training

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? **2**

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? **2**

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: Red Oak Renaissance Center

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 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.

(1) Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- (2) Working families and those unable to work because of age or disability
- (2) Veterans and veterans' families
- (2) Residents who live and/or work in the jurisdiction
- (1) 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) (1)
- 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: PHA Website

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? As the HAFC received an approved demolition application in April 2003, there will be only one traditional, conventional public housing development in the HAFC inventory.

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? **The HAFC adopted policies to promote deconcentration of poverty for the Housing Choice Voucher Program.**

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
 Other:
The HAFC responds to direct questions as to past rental history, problems and/or damage claims.

(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: Give 120 days up front

(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.

(1) Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other: PHA Website

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 highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

- \$0

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Fair market Value Real Estate Assessments

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)
HUD funding limits

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Housing Authority of Fulton County, Georgia (HAFC) has demonstrated that it has the leadership, fiscal responsibility and capability of implementing the activities proposed for funding through the FY2005 Annual Plan. The HAFC staff currently consists of management personnel and contractors to include Executive Director, Director of Administration, Financial Operations Manager, Housing Choice Voucher Program Manager, Capital Improvements and Facilities Manager, Leasing Assistant, FSS Coordinator, Housing Choice Voucher staff, Maintenance Personnel, Receptionist, additional staff members and Contractual Staff to include a Grant Monitor. The current Executive Director has served at the HAFC in excess of 8 years including Interim Director, prior to being appointed on March 24, 2005 as permanent. The HAFC based on a restructuring of the Agency will reclassify staff positions as applicable and upon Board approval will forward the information to HUD. The HAFC has the support of the Commissioners and the Residents as pertains to capability of the Agency to effectively manage public housing. The HAFC received the FY 2004 Audit of Financial Statements Report in June 2005 and an action plan was submitted to HUD addressing all audit findings with timetables for completion. The Agency also received the Regional

Inspector General Audit Report dated April 21, 2005 and has forwarded the Response Report with a Corrective Action Plan to HUD.

All programs and activities have been implemented on schedule and are being lauded as successful by the HAFC, Fulton County, Residents and the community. The Fulton County governmental entities have a welcomed partnership with the HAFC in ensuring that the Annual Plan will address the needs of the targeted population and the Count

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	109	10
Section 8 Vouchers	756	0
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management:

Management

- Admissions & Continued Occupancy Policy
- Pet Policy
- Asset Management Plan
- Capital Improvement Plan
- Demolition & Disposition Plan
- Red Oak Relocation Plan
- FSS Action Plan
- Audit Findings Improvement Plan

Maintenance

- Preventive Maintenance Contracts
- Grass Cutting Contract
- Painting Contract
- Pest Control Contract (including cockroaches)
- Cleaning Contract
- Maintenance Plan and Procedures Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Personnel Policy
- Procurement Policy
- Lease & Grievance Procedure
- Homeownership Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: ga264e03

-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: ga264f03

-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: Red Oak

2. Development (project) number: GA06P264005

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:
Red Oak Development

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:
Replacement Housing

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Boat Rock 1b. Development (project) number: 264-06
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (5/09/03)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/2000 b. Projected end date of activity: 07/2004

Demolition/Disposition Activity Description
1a. Development name: Red Oak 1b. Development (project) number: 264-05
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (5/09/03)
5. Number of units affected: 172

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/15/2003 b. Projected end date of activity: 10/2005

Demolition/Disposition Activity Description
1a. Development name: Belle Isle 1b. Development (project) number: 264-07
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 9
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/2005 b. Projected end date of activity: 10/2006

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

[24 CFR Part 903.7 9 (i)]

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

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

description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Allen Road
1b. Development (project) number:	264-03
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:	(08/28/00)
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:	
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.

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description: The HAFC has developed a full homeownership training program and presently has a certified Housing Counselor Specialist on staff to ensure effective implementation.

a. Size of Program

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

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

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

b. PHA established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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? 06/10/2001

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

b. Economic and Social Self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Georgia State University: Education and Job Training Services	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both

Fulton Atlanta Community Action Authority, Inc.: Life Skills Classes, Personal/Emergency Services, Education and Training	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Atlanta Technical Institute: Occupational Skills Training, GED and Tutorial	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Operation Dignity: Youth Programs, Family Support for Emergencies	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Fulton County Schools: After School Tutorial, Truancy Program	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Sheltering Arms: Head Start, Extended Day Care Services, Referral Services	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Atlanta/Fulton Public Library.: Job Search/Placement Assistance, Job Readiness Training	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
The Girl Scouts Council Of Northwest Georgia, Inc.: Youth Activities	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Literacy Action, Inc.: Job Search/Placement Assistance, Job Readiness Training	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Fulton County Department of Family and Children Services: Supportive Services, Youth and Adult Services	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both
Fulton County Department of Human Service: Youth and Adult Services	1248	Anyone interested may participate	HAFC Main Office Red Oak Renaissance Ctr.	Both

Fulton County Department of Health and Wellness: Youth and Adult Services	1248	Anyone interested may participate	H AFC Main Office Red Oak Renaissance Ctr.	Both
Literacy Volunteers of America-Metropolitan Atlanta: Literacy Programs	1248	Anyone interested may participate	H AFC Main Office Red Oak Renaissance Ctr.	Both
Goodwill Industries of North Georgia, Inc. : Career Resource Center, Employment and Job Training Skills	1248	Anyone interested may participate	H AFC Main Office Red Oak Renaissance Ctr.	Both
Fulton Industrial Business Association: Job Placement/ Job Training	1248	Anyone interested may participate	H AFC Main Office Red Oak Renaissance Ctr.	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Voluntary	0 as of 06/01/2005
Section 8	50	146 as of 06/01/2005

- 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

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

The Community Service Requirement for residents of government assisted housing was reinstated in February 2003 by an Executive Order. Therefore, the HAFC is still pursuing and encouraging resident participation through a self-sufficiency directive. Partnership agreements have been established to assist with the placements. The mandatory program will be aimed at providing avenues for self-sufficiency to include non-paid employment experience. Community service and qualified service organizations and activities are described as follows:

Community Service Is Defined As:

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

Community Service Organizations And Activities Are Defined As:.

As a convenience to participating residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them perform community service activities. Residents required to participate are not limited to the published list and are encouraged to identify other organizations and activities.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Residents are not limited to the following list and are encouraged to identify other organizations and activities.

Qualified Organizations

- Housing Authority of Fulton County
- Fulton County Government Departments
- Nonprofit Organizations
- Local Hospitals

Qualified Activities

- Volunteer services to any qualified organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Participation in monthly resident programs as presented by the Housing Authority.

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

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

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

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

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)
Updated Security Camera System at Allen Road and install system at Belle Isle

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

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

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

All developments are affected.

D. Additional information as required by PHDEP/PHDEP Plan NOT APPLICABLE

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 2004 in this PHA Plan?

Yes No: **As per statutory requirement, the PHDEP is no longer an activity funded through a separate allocation and therefore, the PHDEP Plan is not a component of the FY 2005 Annual Plan. The HAFC will continue to implement all PHDEP activities that have been funded and will continue to implement a proactive, crime-effacement strategy through the appropriation of 8.1% set-aside in the Operating Budget for referenced activities.**

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Housing Authority of Fulton County

PET POLICY

I. Purpose

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Housing Authority of Fulton County will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times. The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

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

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

Dogs: Not to exceed thirty (30) pounds at time of maturity. All dogs must be neutered or spayed.

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

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

II. Registration

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

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

- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

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

IV. **Density of Pets**

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

V. **Visitors and Guests**

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

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

VI. **Pet Restraints**

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

VII. **Liability**

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

VIII. **Sanitary Standards and Waste Disposal**

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

IX. **General Rules**

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

- A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.

- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Authority property.

X. **Pet Rule Violation and Pet Removal**

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

XI. **Rule Enforcement**

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

XII. **Grievance**

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

XIII. **Damage Deposit**

A "Pet Damage Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Damage Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the "Pet Damage Deposit" will be \$250.00 except in public housing for the elderly where such deposit shall be \$100.00.

XIV. Exceptions

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

I, _____, having duly read the above pet rules, understand and agree to comply with said rules as long as I retain a pet on the Housing Authority premises.

TENANT'S
SIGNATURE: _____

WITNESS: _____

PET INFORMATION: Type of Pet: _____
Weight: _____
DATE APPROVED: _____

IMMUNIZATION RECORD: Type: _____
Date: _____

PERSON(S) TO CONTACT TO CARE FOR PET IN OWNERS ABSENCE:
Name: _____
Address: _____

Phone: (_____) _____

Name: _____
Address: _____

Phone:(_____) _____

COMMENTS OR SPECIAL CONDITIONS: _____

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? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment: ga264h03

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Willa Payne was reelected by the residents of Allen Road to serve another term as Resident Commissioner. Jennifer Copeland was re-nominated at the Resident Policy Council at the July 2003 meeting as the representative from the Housing Choice Voucher community.

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: Resident Associations nominate a Resident to serve on the PHA Board. The name of the Resident is then forwarded to the Fulton County Board of Commissioners for final appointment.

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Fulton County, GA

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

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

The Consolidated Plan for the Fulton County HAFC identifies needs for housing based on the following factors:

- (1) lack of availability
- (2) affordable units within the County

The Plan identifies areas where new affordable construction would be a priority. The HAFC strives to ensure that areas identified within the Plan are targeted as potential sights for development as single-family homeownership opportunities. As the Plan also indicates a lack of affordable, available rental housing, the HAFC also identifies units within the County that would qualify as additional asset inventory.

The HAFC prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of the Public Housing Program (Conventional and Housing Choice Voucher Program) the Housing Authority of Fulton County (HAFC) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the HAFC maintains these units to a high standard, which helps assure that the County has quality affordable rental dwellings available for residents needing government subsidized housing.

The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons.

The HAFC has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

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

The Consolidated Plan for Fulton County, Georgia supports the HAFC Five-Year Plan (FY 2005-2009) and FY 2005 Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the County will continue to require enhanced coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all Residents of the County receive a safe and comfortable living environment. These commitments are components of the HAFC Five-Year Plan as they are grounded in the mission statement of the Agency.

D. Other Information Required by HUD

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

Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan

The Housing Authority of Fulton County, Georgia (HAFC) in the submission of the FY 2005 Annual Plan has not deviated or significantly amended the goals and objectives established through the FY 2000-2004 & FY 2005-2009 Five-Year Plan. The HAFC will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In setting the above criteria, the HAFC intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. As the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The HAFC has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The HAFC will also consider the following events to require a public process before amending such changes to its Agency Plan.

- ❑ changes to rent or admissions policies or organization of the waiting list;
- ❑ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ❑ additions of new activities not included in the current PHDEP Plan and
- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The HAFC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. The HAFC did not have any significant changes to the FY 2004 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

Attachments

ga264a03 (Attachment A)	FY 2002 Replacement Housing Program Statement GA06R26450102 FY 2003 Replacement Housing Program Statement GA06R26450103 FY 2004 Replacement Housing Program Statement GA06R26450104 FY 2005 Replacement Housing Program Statement GA06R26450105
ga264b03 (Attachment B)	Annual Statement/Performance and Evaluation Reports FY 2003 GA06P26450103; Part 1
ga264c03 (Attachment C)	Annual Statement/Performance and Evaluation Reports FY 2003 GA06P260450203; Part II
ga264d03 (Attachment D)	Annual Statement/Performance and Evaluation Reports FY 2003 GA064P26450104
ga264e03 (Attachment E)	FY 2005 Capital Fund Program Annual Statement
ga264f03 (Attachment F)	Capital Fund Program 5-Year Plan for Modernization
ga264g03 (Attachment G)	Deconcentration Statement
ga264h03 (Attachment H)	Resident Advisory Board Comments

ga264a03 (Attachment A) Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06R26450102 Replacement Housing Factor Grant No: 01	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	134,984.00	134,984.00	25,000.00	25,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	404,951.00	404,951.00	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	539,935.00	539,935.00	25,000.00	25,000.00
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				

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

PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program No: GA06R26450102 Replacement Housing Factor No: 01					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	October 2006			October 2008			

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

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06R26450103 Replacement Housing Factor Grant No: 02	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	428,568.00	428,568.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	428,568.00	428,568.00	0.00	0.00
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				

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

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06R26450104 Replacement Housing Factor Grant No: 03	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	501,503.00	501,503.00	28,301.25	28,301.25
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	501,503.00	501,503.00	28,031.25	28,031.25
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				

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

PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program No: GA06R26450104 Replacement Housing Factor No: 03					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	October 2007			October 2009			

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

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06R26450105 Replacement Housing Factor Grant No: 04	Federal FY of Grant: 2005
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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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	528,987			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	528,987			
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				

ga264b03 (Attachment B) Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program Grant No: GA06P26450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2005 <input checked="" type="checkbox"/> Final Performance and Evaluation Report (last draw down 11/3/04)					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	115,101.00	115,101.00	115,101.00	115,101.00
3	1408 Management Improvements				
4	1410 Administration	38,367.00	38,367.00	38,367.00	38,367.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000.00	47,000.00	47,000.00	47,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000.00	45,000.00	45,000.00	45,000.00
10	1460 Dwelling Structures	104,203.00	104,203.00	104,203.00	104,203.00
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	10,000.00	10,000.00	10,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	24,000.00	24,000.00	24,000.00	24,000.00
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	383,671.00	383,671.00	383,671.00	383,671.00
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				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of Fulton County			Grant Type and Number Capital Fund Program Grant No: GA06P26450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406							
	Operations	1406	1712	1	115,101.00	115,101.00	115,101.00	115,101.00	
	Total for 1406				115,101.00	115,101.00	115,101.00	115,101.00	completed
PHA-Wide	Administration	1410							
	Executive Director, Asset Manager, Deputy Director, Operations, MIS/Finance Manager, Accounting Clerk, Accounts Payable Clerk, Executive Office Manager	1410	1712	1	38,367.00	38,367.00	38,367.00	38,367.00	
	Total for 1410				38,367.00	38,367.00	38,367.00	38,367.00	completed
PHA-Wide	Fees & Costs	1430							
	A&E Fees	1430	1712	1	35,000.00	35,000.00	35,000.00	35,000.00	
	Marketing & Hsg Analysis	1430	2712	1	8,000.00	8,000.00	8,000.00	8,000.00	
	Sundry/Advertising	1430	3712	1	4,000.00	4,000.00	4,000.00	4,000.00	
	Total for 1430				47,000.00	47,000.00	47,000.00	47,000.00	completed
PHA-Wide	Site Improvements	1450							
	Landscaping/Site Improvements	1450	1712	1	45,000.00	45,000.00	45,000.00	45,000.00	
	Total for 1450				45,000.00	45,000.00	45,000.00	45,000.00	completed
PHA-Wide	Dwelling Structures	1460							
	Paint Units-AR	1460	1712.03		16,819.00	16,819.00	16,819.00	16,819.00	
	Flooring-AR	1460	2712.03		30,000.00	30,000.00	30,000.00	30,000.00	
	Vacant Unit Prep - AR	1460	3712.03		9,384.00	9,384.00	9,384.00	9,384.00	

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

PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program Grant No: GA06P26450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Vacant Unit Prep – BI	1460	3712.07		3,000.00	3,000.00	3,000.00	3,000.00	
	Bldg Interior/Exterior Upgrade – AR	1460	4712.03		30,000.00	30,000.00	30,000.00	30,000.00	
	Bldg Interior/Exterior Upgrade – BI	1460	4712.07		15,000.00	15,000	15,000	15,000	
	Total for 1460				104,203.00	104,203.00	104,203.00	104,203.00	completed
	Dwelling Equipment	1465							
PHA-Wide	Appliances	1465	1712	1	10,000.00	10,000.00	10,000.00	10,000.00	completed
	Total for 1465				10,000.00	10,000.00	10,000.00	10,000.00	
	Non-Dwelling Equipment	1475							
PHA-Wide	Computer Equipment	1475	1712	1	20,000.00	20,000.00	20,000.00	12,352.60	
	Maintenance Tools/Equipment	1475	2712		4,000.00	4,000.00	4,000.00	11,647.40	
	Total for 1475				24,000.00	24,000.00	24,000.00	24,000.00	completed
	Grant Totals				383,671.00	383,671.00	383,671.00	383,671.00	

ga264c03 (Attachment C) Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06P26450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/2005 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	51,465.00	51,465.00	51,465.00	51,465.00
3	1408 Management Improvements				
4	1410 Administration	17,155.00	17,155.00	17,155.00	17,155.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,000.00	5,000.00	5,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	10,000.00	10,000.00	10,000.00
10	1460 Dwelling Structures	76,933.00	76,933.00	76,933.00	76,933.00
11	1465.1 Dwelling Equipment—Nonexpendable	6,000.00	6,000.00	6,000.00	6,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000.00	5,000.00	5,000.00	5,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
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)	171,553.00	171,553.00	171,553.00	171,553.00
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				

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							Part II: Supporting Pages			
PHA Name: Housing Authority of Fulton County			Grant Type and Number Capital Fund Program Grant No: GA06P26450203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Operations	1406								
	Operations	1406	A712	1	51,465.00	51,465.00	51,465.00	51,465.00		
	Total for 1406				51,465.00	51,465.00	51,465.00	51,465.00	Completed	
PHA-Wide	Administration	1410								
	Executive Director, Asset Manager, Deputy Director, Operations, MIS/Finance Manager, Accounting Clerk, Accounts Payable Clerk, Executive Office Manager	1410	A712	1	17,155.00	17,155.00	17,155.00	17,155.00		
	Total for 1410				17,155.00	17,155.00	17,155.00	17,155.00	Completed	
PHA-Wide	Fees & Costs	1430								
	Fees & Costs	1430	A712	1	5,000.00	5,000.00	5,000.00	5,000.00		
	Total for 1430				5,000.00	5,000.00	5,000.00	5,000.00	Completed	
PHA-Wide	Site Improvements	1450								
	Landscaping/Site Improvements	1450	A1712	1	10,000.00	10,000.00	10,000.00	10,000.00		
	Total for 1450				10,000.00	10,000.00	10,000.00	10,000.00	Completed	
PHA-Wide	Dwelling Structures	1460								
	Paint Units & Common Areas-AR	1460	A712.03		12,845.00	12,845.00	12,845.00	11,792.84		
	Paint Units & Common Areas-BI	1460	A712.07		7,500.00	7,500.00	7,500.00	0.00		
	Flooring- AR	1460	B712.03		25,088.00	25,088.00	25,088.00	850.00		
	AC Units – AR	1460	C712.03		15,000.00	15,000.00	15,000.00	75.00		
	Bldg Interior & Exterior Upgrade – AR	1460	D712.03		11,500.00	11,500.00	11,500.00	60,035.11		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program Grant No: GA06P26450203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Bldg Interior & Exterior Upgrade – BI	1460 D712.07		5,000.00	5,000.00	5,000.00	4,180.05	
	Total for 1460			76,933.00	76,933.00	76,933.00	76,933.00	Completed
	Dwelling Equipment	1465						
PHA-Wide	Appliances	1465 A712	1	6,000.00	6,000.00	6,000.00	6,000.00	
	Total for 1465			6,000.00	6,000.00	6,000.00	6,000.00	Completed
	Non-Dwelling Equipment	1475						
PHA-Wide	Computer Equipment	1475 A712	1	5,000.00	5,000.00	5,000.00	5,000.00	
	Total for 1475			5,000.00	5,000.00	5,000.00	5,000.00	Completed
	Development	1499						
PHA-Wide	Replacement Units	1499 1712	1	0.00				
	Total for 1499			0.00				
	Grant Totals			171,553.00	171,553.00	171,553.00	171,553.00	

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

PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program No: GA06P26450203 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	March 2005		March 2005	September 2005		March 2005	
264-3	March 2005		March 2005	September 2005		March 2005	
264-7	March 2005		March 2005	September 2005		March 2005	

ga264d03 (Attachment D) Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Fulton County	Grant Type and Number Capital Fund Program Grant No: GA06P26450104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/05 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	90,579.00	90,579.00	36,383.83	36,383.83
3	1408 Management Improvements				
4	1410 Administration	45,289.00	45,289.00	5,547.50	5,547.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,000.00	14,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00	30,000.00	8,479.45	8,479.45
10	1460 Dwelling Structures	232,031.00	232,031.00	63,472.79	63,472.79
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	10,000.00	8,608.24	8,608.24
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	31,000.00	31,000.00	4,343.14	4,343.14
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	452,899.00	452,899.00	126,834.95	126,834.95
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				

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							Part II: Supporting Pages			
PHA Name: Housing Authority of Fulton County			Grant Type and Number Capital Fund Program Grant No: GA06P26450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Operations	1406								
	Operations	1406	1713	1	90,579.00	90,579.00	36,383.83	36,383.83		
	Total for 1406				90,579.00	90,579.00	36,383.83	36,383.83	Ongoing	
PHA-Wide	Administration	1410								
	Executive Director, Deputy Director, Operations, Finance Operations Manager, Financial Operations Specialist, Executive Office Manager	1410	1713	1	45,289.00	45,289.00	5,547.50	5,547.50		
	Total for 1410				45,289.00	45,289.00	5,547.50	5,547.50	Ongoing	
PHA-Wide	Fees & Costs	1430								
	A&E Fees	1430	1713	1	14,000.00	14,000.00	0.00	0.00		
	Total for 1430				14,000.00	14,000.00	0.00	0.00	Ongoing	
PHA-Wide	Site Improvements	1450								
	Landscaping/Site Improvements	1450	1713	1	30,000.00	30,000.00	8,479.45	8,479.45		
	Total for 1450				30,000.00	30,000.00	8,479.45	8,479.45	Ongoing	
PHA-Wide	Dwelling Structures	1460								
	Paint Units – AR	1460	1713.03	1	232,031.00	232,031.00	9,650.00	9,650.00		
	Bldg Intr A Upgrd	1460	1713.07	1			132.42	132.42		
	Bldg Int & Ext Upgrade	1460	4713.07	1			53,690.37	53,690.37		
	Total for 1460				232,031.00	232,031.00	63,472.79	63,472.79	Ongoing	

ga264e03 (Attachment E) Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program Grant No: GA06P26450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,579			
3	1408 Management Improvements	90,579			
4	1410 Administration	45,289			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,831			
10	1460 Dwelling Structures	200,148			
11	1465.1 Dwelling Equipment—Nonexpendable	4,762			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	460,188.00			
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				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part II: Supporting Pages		
PHA Name: Housing Authority of Fulton County			Grant Type and Number Capital Fund Program Grant No: GA06P26450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406						
	Operations	1406		90,579				
	Total for 1406			90,579				
PHA-Wide	Management Improvements	1408						
	Computer Software Upgrades	1408		60,000				
	Staff Training and Management Improvements	1406		30,579				
	Total for 1406			90,579				
PHA-Wide	Administration	1410						
	Executive Director, Deputy Director, Operations, Finance Operations Manager, Financial Operations Specialist, Executive Office Manager	1410		45,289				
	Total for 1410			45,289				
PHA-Wide	Fees & Costs	1430						
	A&E Fees	1430		10,000				
	Total for 1430			10,000				
	Site Improvements	1450						
GA264-03 Allen Road	Landscaping/Site Improvements	1450		12,770				
GA264-07 Belle Isle	Landscaping/Site Improvements	1450		6,061				
	Total for 1450			18,831				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part II: Supporting Pages		
PHA Name: Housing Authority of Fulton County			Grant Type and Number Capital Fund Program Grant No: GA06P26450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
GA264-03 Allen Road	Bldg Interior and Exterior Upgrades	1460		171,787				
GA264-07 Belle Isle	Bldg Interior and Exterior Upgrades	1460		28,361				
	Total for 1460			200,148				
	Dwelling Equipment	1465						
GA264-03 Allen Road	Appliances	1465		3,247				
GA264-07 Belle Isle	Appliances	1465		1,515				
	Total for 1465			4,762				
	Grant Totals			468,188.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of Fulton County		Grant Type and Number Capital Fund Program No: GA06P26450105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	March 2007			March 2009			
264-3	March 2007			March 2009			
264-7	March 2007			March 2009			

*** The budget was changed to reflect actual totals received from HUD in July 2005*

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year (2): ____ FFY Grant:2006 PHA FY: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
See Annual Statement						
	GA264-03	Building Interior & Exterior Improvements	60,157	GA264-03	Building Interior & Exterior Improvements	138,099
	Allen Road	Replace Appliances	13,275	Allen Road	Replace Appliances	16,562
		Landscaping Improvements	15,411		Landscaping Improvements	21,772
		Total	88,843		Total	176,433
	GA264-07	Building Interior & Exterior Improvements	4,967	GA264-07	Building Interior & Exterior Improvements	11,815
	Belle Isle	Replace Appliances	1,096	Belle Isle	Replace Appliances	1,367
		Landscape Improvements	1,272		Landscape Improvements	1,798
		Total	7,335		Total	14,980
	PHA-WIDE	Operations	98,580	PHA-WIDE	Operations	98,580
		Management Imp.	98,580		Management Imp.	98,580
		Administration	45,290		Administration	45,290
		Fees and Cost	10,000		Fees and Cost	10,000
		Office & Management Area Improvements	4,321		Office & Management Area Improvements	5,036
		Repair/Upgrade fire panel	10,000			
		Generator contract/service/upgrades	7,200			
		Install/upgrade call aids	8,750			
		Elevator upgrades	45,000			
		New Server and computer equipment	45,000		Elevator upgrades	20,000
		Total	356,721		Total	256,486
		Total CFP Estimated Cost	452,899			452,899

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	GA264-03	Building Interior & Exterior Improvements	142,057	GA264-03	Building Interior & Exterior Improvements	138,469
	Allen Road	Replace Appliances	16,043	Allen Road	Replace Appliances	15,521
		Landscaping Improvements	18,655		Landscaping Improvements	20,313
		Total	176,755		Total	174,303
	GA264-07			GA264-07		
	Belle Isle	Building Interior & Exterior Improvements	12,184	Belle Isle	Building Interior & Exterior Improvements	12,341
		Replace Appliances	1,325		Replace Appliances	1,282
		Landscape Improvements	1,540		Landscape Improvements	1,677
		Total	15,049		Total	15,300
	PHA-WIDE			PHA-WIDE		
		Operations	98,580	PHA-WIDE	Operations	98,580
		Management Imp.	98,580		Management Imp.	98,580
		Administration	45,290		Administration	45,290
		Fees and Cost	10,000		Fees and Cost	10,000
		Office & Management Area Improvements	4,645		Office & Management Area Improvements	6,846
		Elevator upgrades	20,000		Elevator upgrades	20,000
		Total	255,595		Total	263,296
	Total CFP Estimated Cost		452,899			452,899

This policy rescinds all previous authorization policies and shall become effective upon
Attachment G: Deconcentration and Income Mixing

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 income of all such developments? If no, this section is complete. Note:

If yes, list these developments as follows:

The HAFC has demolished the Red Oak Development. Therefore, the HAFC is not required to comply with a Deconcentration and Income Mixing plan.

Resident Advisory Board
Annual Plan/Capital Fund Recommendations
Fiscal Year 2005

The following recommendations reflect the views of both Public Housing Residents & Housing Choice Voucher Residents who serve on the Resident Advisory Board. These opinions are taken from 2 public meetings and have been gathered by email, fax, and hand delivery. As of 6/23/05 these are the recommendations in their entirety submitted by Mari McKeye, Margaret Bryant, Janet Verdier, Martha Mitchell, Rose Green, Jerry Clark, Debbie Allen, Robert Harris, Nannie Williams, Patricia Davis, and Wendi Dillard.

RAB & General Resident Recommendations:

1. *Provide opportunities/funds for training in Leadership, Teambuilding, Communication Skills, Stress Management, etc. for RAB members. Also offer special trips/opportunities for residents to learn about other Authorities/Governments/Policies, etc.*
2. *Provide a staff or contracted Resident Services liaison that can assist the RAB in organizing, defining goals, identifying needs/abilities, and meeting needs.*
3. *Provide opportunities/funds for resident job training assistance/apprenticeship programs that offer job opportunities for residents. (Such as HUD's "A Step-Up Program", Chicago HA's "Project Ready", etc.)*
4. *Provide resources/assistance/funds for paperwork, attorney fees, training, meeting spaces, etc. associated with forming a For-profit Resident Management Corp and/or a Non-profit Resident Association.*
5. *Provide opportunities/funds for Entrepreneurship endeavors as related to Section 3 of the HUD act of 1968 such as revolving business loans for qualified resident-owned businesses to start-up or enhance business. Support/Solicit partnerships that will foster this endeavor.*
6. *Provide contracting opportunities for resident owned businesses for services provided to the Agency and with contractors of the Agency. (As provided for in 24 CFR 963 & HUD Handbook 7460.8 Rev. 1)*
7. *Provide scholarship opportunities for residents seeking to continue education. (Technical degrees, Associates, Bachelors, etc.) Obtain partnerships with educational institutions that foster extra support (financial, personal, etc.) to market to those who seek this type of assistance.*
8. *Provide childcare assistance/vouchers to those qualified residents who need this to promote self-sufficiency through continuing education, job training, resident-owned businesses, or for meetings, etc. Foster partnerships that can offer free childcare, after-school care, tutoring, mentoring, etc.*
9. *Promote/Create opportunities to support, nurture, and empower Resident Youth through specialized programming, job training/apprenticeship, conferences, gatherings, etc.*

10. *Market/Utilize rent incentives such as Earned Income Disregard to qualified families seeking self sufficiency & homeownership.*
11. *Provide opportunities/information/resources to ensure that all qualified relocated residents get the opportunity and information necessary to re-enter the redeveloped housing properties. Offer incentives & obtain partnerships to facilitate this process.*
12. *Offer assistance to residents who have been taken advantage of by unscrupulous landlords who don't make repairs or return deserving deposits. Housing authorities do not get involved in making sure landlords return deposits to tenants (although ironically they do at the beginning of a lease), perhaps they can establish a fund that would refund those deposits if the landlord refuses to honor his/her obligation. If the tenant has passed their move-out inspection and hasn't had any outstanding utilities or other bills owed to the landlord, they should be supported in retrieving these funds. Landlords sometimes abuse the system because they know the housing authority does not enforce it. It is not only unfair to the tenant, but can be costly to them should they decide to pursue legal action. This fund could also provide assistance to tenants who might not have a full month's rent deposit (as some landlords charge). We would not be eligible for rental assistance, if we could afford to come up with hefty deposits and/or allow our deposits to be kept for the "privilege" of renting their unit(s).*

Allen Road specific recommendations:

1. **Full time security available after office hours to deal with safety issues stemming from resident/guest issues such as theft, irrational/violent behaviors, public indecency, lease violations, illegal activity, etc. There have been several incidents of which the police have had to be involved. The safety of the residents has been compromised on many occasions.**
2. **Full time bus driver to carry the residents to their destinations. (Possibly through grants, partnerships, stipends, etc.)**
3. **Full time social worker to council and support the Allen Road Residents. There are 3 distinct types of resident issues that need addressing in the Allen Road Mid-Rise; however the need is not limited to these three areas.**
 - a) **mentally-challenged, frequently medicated residents (who occasionally get erratic, out of balance, and physically threatening)**
 - b) **elderly**
 - c) **foreign community**
4. **Additional shaded and/or covered areas with seats/benches for the residents who like to congregate outdoors.**
5. **Recreational Advisor to schedule/support/coordinate/market recreational activities**
6. **Adequate help for maintenance.**

7. **Provide better COMMUNICATION with HAFC. Provide an Allen Road Resident Services liaison to identify/meet the needs of the residents and effectively communicate this to HAFC staff/administration.**

8. **Help with implementing the following proposal outline as offered by the Allen Rd. Advisory Board:**
 - I. **Mission: To enhance the quality of life of the residents by providing programs to promote independent functioning and health and well-being, which comply with residents' needs, strengths, and abilities?**
 - II. **Proposal: This mission can be obtained through programs such as structured activities, clubs, committees, computer literacy classes, outings, special needs programming, health & wellness programs, and setting/achieving resident goals.**
 - III. **Needs: Staffing (ex. Social Worker, Operations/Maintenance), Collaboration of other services (ex. Benson Multipurpose Senior Facility, FC Dept. of Human Service, Office of Aging, Office of Health & Wellness), Intern students-carry out structured activities and work weekends/evenings under supervision of resident services specialist, supplies & equipment, storage, accessibility, and transportation.**

Belle Isle specific recommendations:

1. **Install door bells at the front entry so that visitors can alert residents when they come over.**
2. **Upgrade lighting in the front of the building.**
3. **Replace wood flooring in the kitchens. Especially apartment # 2.**
4. **Rearrange or upgrade play ground area.**
5. **Extend Rod Iron Fencing in the front of the building to surround the sides and rear.**
6. **Improve the recreational area by adding a Gazebo to the existing concrete area.**