

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 2006

The Housing Authority of Fulton County

Fulton County, Georgia

ga264v02

**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: (10/2006)

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 remaining 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 each Fiscal year addressed in the Five Year Plan as applicable.

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 H AFC'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 H AFC'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 H AFC 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 2006
[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 2006. All activities selected for implementation compliment the Five Year Plan of FY 2005-2009 and the Plan submitted for FY 2000-2004. The focus of the initiatives for the upcoming year (FY 2006) 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 and sustainable 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 2006, 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 the former Boat Rock public housing site. HAFC, 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 provides for an integrated, safe, mixed use, mixed income community and will consist of a mixture of residential housing types. The

redeveloped 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 also be provided on this site.

The HAFC, in partnership with the residents and community of Red Oak, developed a comprehensive revitalization plan for the Red Oak community utilizing the HOPE VI grant and Replacement Housing Funds as the catalyst for redevelopment.

The plan provided 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. However, in light of recent notification from HUD concerning feasibility of developing the former Red Oak site, HAFC is seeking to identify alternative development sites still primarily in the South Fulton area. The redevelopment concept would remain the same to include a mix of single-family and multi-family units. Though not initially a part of the Red Oak plan, a senior housing component is also anticipated to be a part of the new redevelopment site.

Likewise, 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 HAFC 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 HAFC 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 2006 the HAFC 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 HAFC 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 2005. During strategic planning sessions the Board of Commissioners has been provided with detailed summarization of goals and objectives completed that were contained within FY 2005 Annual Plan.

It is the intent of the HAFC to continue with the implementation of the goals and objectives established in the Five Year Plan. All strategies established for FY 2006 are consistent with the Five Year Plan (2005-2009) as they are a continuation of efforts and resources. Strategies with objectives accomplished listed in FY 2005 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 2002 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.

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration ga264f02 Attachment F
- FY 2006 Capital Fund Program Annual Statement ga264d02 Attachment D
- 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 2007-2010 Capital Fund Program 5 Year Action Plan (ga264e02) Attachment E
- Public Housing Drug Elimination Program (PHDEP) Plan (**Not Applicable**)
- Comments of Resident Advisory Board or Boards ga264g02 Attachment G
- Other (List below, providing each attachment name)

ga264b02 CFP 2004

ga264c02 CFP 2005

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	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
✓	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 202 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
✓	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 and all information included in the agency original Five-Year Plan (FY 2000-2004), FY (2005-2009) and FY 2006 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: 2005-2009
- 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	23		
Extremely low income <=30% AMI	21	92%	
Very low income (>30% but <=50% AMI)	2	8%	
Low income (>50% but <80% AMI)	0		
Families with children	0	0%	
Elderly families	20	87%	
Families with Disabilities	3	13%	
Race/ethnicity	23	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	18		
2 BR	5		
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	460	96%	
Extremely low income <=30% AMI	442	96%	
Very low income (>30% but <=50% AMI)	16	3%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	320	70%	
Elderly families	3	1%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	14	2%	
Race/ethnicity	0	0	
Race/ethnicity	460	100%	
Race/ethnicity	0	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	121		
2 BR	234		
3 BR	68		
4 BR	13		
5 BR	2		
5+ BR	3		
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 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.

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 2006 grants)		
a) Public Housing Operating Fund	266,891.00	
b) Public Housing Capital Fund	126,484.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,846,764.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$38,050.00	
i) HOME (local)	507,475.00	
Other Federal Grants (list below)		
j) Replacement Housing	654,174.00	
k) FSS Coordinator	43,864.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2005	169,741.00	
CFP 2004	86,042.33	
Replacement Housing (501-02)	486,966.00	
Replacement Housing (501-03)	428,568.00	
Replacement Housing (501-04)	501,503.00	
Replacement Housing (501-05)	528,987.00	
Hope VI Revitalization	\$13,576,021.65	
HOPE VI Network Center Grant	37,050.95	HOPE VI Network Center Grant

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
CDBG	145,050.00	
3. Public Housing Dwelling Rental Income	264,321.00	PH Operations
4. Other income (list below)		
Misc. Other Income	26,000.00	PH Operations
5. Non-federal sources (list below)		
Total resources	25,733,952.93	

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

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

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

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other: 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 2002, 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

- (1) Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- (2) 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
- (2) Those enrolled currently in educational, training, or upward mobility programs
- (2) Households that contribute to meeting income goals (broad range of incomes)

- (3) Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- (3) 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 FY2006 Annual Plan. The HAFC staff currently consists of management personnel and contractors to include Executive Director, Director of Operations/Chief Financial Officer, Director of Administration, Fiscal Officer, Capital Improvements and Facilities Manager, Leasing Assistant, FSS Coordinator, Housing Choice Voucher Staff, Maintenance Personnel, Receptionist, additional staff members to include a Compliance Monitor and Home Ownership Counselor. The current Executive Director has served at the HAFC in excess of 9 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 and capacity to effectively manage public housing, including an HCV program. The HAFC received the FY 2005 Audit of Financial Statements Report in June 2006 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. To date, all findings have been addressed or cleared.

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 County.

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: ga264d02 (ATTACHMENT D)

-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: ga264e02 (ATTACHMENT E)

-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: 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: 06/01/07
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/01/07 b. Projected end date of activity: 09/01/08

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 with approval extended in February 2006.)	
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	H AFC Main Office Red Oak Renaissance Ctr.	Both
Fulton County Department of Human Service: Youth and Adult Services	1248	Anyone interested may participate	H AFC 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 06/01/2006

- 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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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. (Belle Isle and Allen Road)

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 2006 in this PHA Plan?
- Yes No

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY AND PROCEDURES FOR HAFC RESIDENTS Housing Authority of Fulton County

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.

INTRODUCTION

HAFC residents, who desire to keep a pet (as later defined in this Pet Policy) in his or her apartment, may only do so in strict accordance with the procedures set forth in this Pet Policy. All other residents are prohibited from keeping pets in their apartments, in their yards, around their apartment or in or around any HAFC property.

A. APPLICABILITY:

This policy ("Policy") is applicable for all HAFC owned or managed communities that have been approved for common household pets, including those that have units designated as elderly, handicapped or disabled and family communities.

B. DEFINITION OF COMMON HOUSEHOLD PET:

"Common household pet" or "pet" means a HAFC recognized domesticated animal which, for the purpose of this Policy, shall be confined to a dog, cat, bird or fish that is kept in the home for pleasure. The pet can not be used for any commercial purposes, and each pet must otherwise meet the requirement of this Policy.

Notwithstanding the foregoing, the term "Common household pets" or "pets" exclude:

1. Birds of prey with an overly aggressive nature.

2. Any cat with an overly aggressive nature or any cat with a known or suspected propensity, tendency or disposition to unprovoked attacks, or any cat, which actually attacks, or threatens to attack, a resident, visitor, guests or HAFC staff member.
3. Any dog owned or harbored primarily or in part for the purpose of dog fighting, or any dog trained or training for dog fighting; or
4. Any vicious and/or intimidating dogs. The terms “vicious” or “intimidating dog shall mean:
5. Any dog with a known or suspected propensity, tendency or disposition to unprovoked attacks that cause injury, or any dog that otherwise endangers the safety of human beings or domestic animals.
6. Any dog which approaches any person in an apparent attitude of attack upon the streets, sidewalk or any community grounds or places.
7. Any dog which, when unprovoked, in a vicious or terrorizing manner approaches any person in an apparent attitude of attack upon the streets, sidewalks or any public grounds or places;
8. Any dog that bites, inflicts injury, assaults or otherwise attacks a human being or domestic animal with or without provocation on public or private property, including but not limited to, a bite which occurs inside of the resident’s apartment.
9. Any dog which actually or may reasonably endanger or threaten to endanger the safety of any resident, staff member, visitor or guest of or to a HAFC community.

C. APPLICATION FOR PET PERMIT:

1. Prior to housing any pet in a HAFC apartment, in a resident’s yard, or on or about any HAFC community, the resident shall apply to the management office of the community where the resident lives for a Pet Permit. The application must be accompanied by:
 - i. The required non-refundable pet application fee, as indicated below
 - ii. A current animal or pet license or tag issued by the appropriate authority;
 - iii. Evidence that the pet has been spayed or neutered as applicable: and
 - iv. Current shot record from the resident’s veterinarian or the Humane Society or other applicable county Humane Society evidencing that the pet has received current rabies and distemper inoculations or boosters, as applicable.

- v. Such other evidence or documents as HAFC may require to ensure that the keeping of the proposed pet is in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations.
 - vi. Such other evidence or documents as HAFC may require to ensure that the keeping of the proposed pet is in accordance with HAFC's Pet Policy and Procedures for HAFC residents.
2. The Resident shall indicate the tag with an identifying number by the Humane Society or other applicable city Humane Society, or by a licensed veterinarian. Such tag is generally provided after a pet has received the appropriate inoculations. The pet's tag number along with the shot inoculation record shall be recorded at the management office and, if all other requests and conditions have been responsible for securing the identifying tag to the pet in such a way that the pet wears the tag at all times.
 3. Any pet found outside of the dwelling unit unattended by the pet's owner or keeper will be considered stray animals and placed in custody of the Animal Control Center.
 4. The Pet Permit shall be completed as prescribed by the form and signed by both the Resident and the Property Manager or designee.

D. PET DEPOSIT:

1. A pet deposit and non-refundable application fee shall be required in the amount indicated below:
 - i. \$100.00 for each cat or dog; This fee is collected in the event it is necessary to clean/replace carpets and/or floors, fumigating apartment and common areas, replace tile, paint, repair window treatments, walls or doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HAFC Authority Wide Maintenance/Resident Charges Listing.
 - ii. \$100.00 for all birds in the same cage; This fee is collected in the event it is necessary to clean/replace carpet, fumigating apartment, paint, repair window treatments, walls and doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HAFC Authority Wide Maintenance/Resident Charges Listing.
 - iii. \$100.00 for all fish in a single aquarium over one (1) gallon capacity; This fee is collected in the event it is necessary to clean/replace carpet, paint, repair water damage if the aquarium should fall or break, or other such repairs

or replacements which are attributable to the pet being in the unit. The amounts of these charges are contained on the HAFC Authority wide Maintenance/Resident Charges Listing.

2. HAFC shall refund the unused portion of the pet deposit, after subtracting any damages to the apartment, to the resident within a reasonable time after the resident moves from the community or a reasonable time after the resident no longer owns or keeps a pet in the apartment.
3. Current pet owners who: (i) already reside in HAFC property; (ii) have a current Pet Permit; and (iii) are in lease compliance must submit the appropriate pet deposit and fee within twelve (12) months from the date of notification by the property management office. Resident must submit twenty-five percent (25%) of the appropriate pet deposit within sixty (60) days of the date the resident received notification of the pet deposit with the balance due in equal payments over the next ten (10) months.
4. HAFC shall amend the Pet Policy in accordance with HUD regulations periodically. If an increase in the amount of the Pet Deposit is warranted, residents shall be notified, by letter, as to the amount and the effective date of the increase. The increase amount may be paid in full or in two monthly installments, depending upon the amount and as stipulated by the Authority.
5. When the pet is no longer in or about HAFC property, or upon termination of Resident's lease, HAFC will use the pet deposit to pay reasonable expenses directly attributable to the presence of the pet in the community, including, but not limited to the cost of repairs and replacement to, and fumigation of, the resident's apartment or HAFC common areas or grounds, and the cost of removing or disposing of pet pursuant to this Policy.

E. RULES AND REGULATIONS:

Number of Pets Allowed:

1. No household shall own or keep in their apartments or on any property owned by HAFC more than:
 - i. one (1) dog;
 - ii. one (1) cat;
 - iii. two (2) aquariums;
 - iv. one (1) bird cage containing not more than two (2) birds;
 - v. a combination in the aggregate of not more than: (i) one (1) dog or one (1) cat, and one (1) aquarium; or (ii) one (1) bird cage containing not more than two (2) birds and one (1) aquarium.

2. For the purpose of this Policy, fish in a single approved aquarium constitute one (1) pet. Also no more than two (2) birds in a single cage constitute one (1) pet.

Applicability of Rules and Regulation to Service Animals:

There shall be no charge for the registration of service animals while used as such by any person, provided: (i) that an affidavit or statement from a duly licensed and recognized physician certifying, in writing, that the service animal is required by the disabled person; (ii) that such service animal shall be vaccinated in compliance with The Fulton County Animal Control Ordinance; (iii) that such animal is not “vicious”, “intimidating”, or “threatening” as is set forth under section II of this Policy. All such “service animals”, although, not technically a “pet” shall adhere to all of the Rules and Regulations set forth in this Policy with exception of the rule regarding weight limitations of the “pet”.

Rules and Regulations Related to all Pets:

1. The only permitted pets in and about HAFC communities are HAFC recognized domesticated dogs, cats, birds that are kept in approved birdcages, and fish that are kept in approved aquariums.
2. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term “disturb, interfere and diminish” shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. Moreover, residents shall not permit their pets to become a nuisance. Any dog is declared a public nuisance, if such dog:
 - a) Seriously disturbs a person or neighborhood by loud, frequent barking or howling. Generally, no management action will be taken against any person unless the complaint executes an affidavit indicating that he or she will testify in municipal court concerning such disturbance when notified of the date and time the matter is set for trial.
 - b) Threatens or causes a condition which endangers public health.
3. If pets are left unattended for a period of twenty-four (24) hours or more, HAFC may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Georgia state law and pertinent local or county ordinances. HAFC accepts no responsibility for the animal under such circumstances. HAFC will charge the Resident of the unattended pet a fee for the removal of the pet.
4. Resident shall not alter their apartment, patio or apartment area in order to accommodate a pet without the expressed written permission of HAFC.

5. Residents are responsible for all damages caused by their pets, including the cost of cleaning or replacement of carpets, floors, doors, cabinets, window coverings and/or the fumigation of units.
6. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HAFC and may subject the resident to lease termination.
7. Should a resident's pet give birth to a litter or offspring, the resident shall remove all animals except one. Should the resident choose to keep one of the offspring, the resident must show a current license and shot record for the newly retained pet.
8. Each resident who has an approved pet must identify an alternate custodian of the pet in the event of resident illness or other significant absence from the dwelling unit. The identification of an alternate custodian must occur prior to HAFC's issuance of a Pet Permit.
9. Pets not owned by a resident shall NOT be kept on a temporary basis, absent the express written consent of the resident's Property Manager.
10. Pets must not be allowed to go onto the property of others and shall not constitute a nuisance to the pet owner's neighbors or neighbors to HAFC communities.
11. Pets must not hinder, interfere with, threaten or harass HAFC staff members, agents, contractors or service providers in the performance of their duties including but not limited to: (i) routine, non-routine and emergency maintenance in and about resident's unit; (ii) energy upgrade; (iii) building improvements; and (iv) routine and non-routine pest extermination or control activities. In no event may resident refuse to allow HAFC to perform such services due to the presence of a pet.

Rules and Regulations Related to Dogs and Cats:

1. The weight of a dog or cat shall not exceed 25 pounds (adult size). Service animal dogs, which are actually used as a service animal, pursuant to Section VI (B), are exempt from this rule.
2. All dogs and cats must be spayed or neutered, as applicable.
3. Any dog that bites, attacks or endangers the safety of humans without provocation is classified as potentially dangerous dog. The owner of such a dog is subject to revocation of his/her permit, a fine, and/or legal action. A dog is **not** considered potentially dangerous or dangerous if it bites a human:
 - a) When its owner is being attacked;

- b) Who is a willful trespasser on the property of the owner or who is committing another tort or crime; or
 - c) Who has tormented or abused the dog and such torment or abuse is documented.
4. Dogs and cats shall remain inside the resident's unit. No animals shall be permitted to be loose in hallways, lobby areas, Laundromats, community rooms, yards or other common areas of the development.
 5. Residents may not allow dogs to go outside unless such dog is securely leashed with a leash no longer than four to six feet in length. It shall be the absolute responsibility of every owner, possessor or person who keeps any dog to prevent it from running at large upon sidewalks, vacant lots, or anywhere in the community. A dog shall be deemed to be running at large when off or away from the premises of the owner or keeper, or under the actual physical control by means of a leash, cord or chain. Dogs may not be leashed to inanimate objects such as trees, posts, buildings, cars, etc.
 6. Dogs and cats, and as applicable, birds, must be licensed yearly by a licensed veterinarian or the Fulton County Humane Society or other city Humane Society. Residents must show proof of annual rabies and distemper booster inoculations.
 7. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall neither allow refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
 8. Residents are solely responsible for cleaning up pet droppings, if any, inside and outside the apartment and/or on the development grounds. Droppings must be disposed of by being placed in a bag and then placed in a dumpster/container outside the development building. Residents in violation will be subject to a maintenance fee charge of twenty-five (\$25.00) for each offense. Multiple violations may also subject the resident to a revocation of the pet permit and/or lease termination.
 9. Residents *may not* dispose of pet waste by any other ways other than those listed in this Policy.

Rules and Regulations Related to Birds:

A birdcage cannot be larger than 18 inches by 18 inches by 30 inches (18" x 18" x 30"). Birds must fit inside the cage.

Rules and Regulations Related to Fish:

An aquarium cannot be larger than thirty (30) gallons and must be watertight.

Pet Permit Renewal:

The Pet Permit shall be renewed at the annual recertification for each resident that keeps a pet in his or her dwelling unit. Copies of the current pet inoculations shall be required during recertification. HAFC Management will bring expired pet permits to the attention of the pet owners by written notice allowing the pet owner a grace of fifteen days to provide the management office with a current certificate of appropriate inoculations. Residents pet owners who do not have a current Pet Permit after being extended a fifteen (15) day grace period are in violation of their dwelling lease and must remove the pet immediately or be subject to lease termination.

Annual Pet Inspections:

At least once each year, each apartment that has a pet will be subject to an inspection by HAFC to determine what damage, if any, has occurred in the apartment as a result of the pet or pet's presence in the apartment. Should HAFC determine that damage to the apartment has occurred, HAFC shall provide a listing of damages and charge the resident for the repair of damages. The resident shall pay such charges when due, generally the first day of the second month after notification of the charges. Should the resident fail or refuse to pay the charges when due, such failure or refusal shall be grounds for revocation of the pet permit and for lease termination.

F. REVOCATION OF PET PERMIT:

The privilege of maintaining a pet in a HAFC apartment shall be subject to the rules set forth above. This privilege shall be revoked at any time, subject to HAFC's Grievance Procedures, if the animal becomes destructive, creates a nuisance, and represents a threat to the health, safety and/or security of other residents.

G. AMENDMENTS TO THE PET POLICY:

HAFC reserves the right to amend this pet policy as it deems necessary to protect and enhance the HAFC communities.

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? 6
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: **ga264g02 (ATTACHMENT G)**
 - 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.) Debra Allen was elected by the residents of Allen Road and Belle Isle to serve

as Resident Commissioner for the Public Housing residents. Wendi Dillard was reelected to serve as Resident Commissioner for the Housing Choice Voucher residents.

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 2006 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 2006 Annual Plan has not deviated or significantly amended the goals and objectives established through the 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 2006 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

The HAFC in compliance with SEC. 603. PUBLIC HOUSING AUTHORITY PLANS REPORTING REQUIREMENT will provide the following statement for compliance with the Violence against Women Act.

STATEMENT OF GOALS.—The HAFC has amended the 5-year plan to include:

The HAFC as a public housing agency is committed to ensuring the implementation of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. To implement this initiative, the HAFC in partnership with community service agencies to include local law enforcement has begun offering classes and workshops designed to foster an awareness of violence against women and community resources available to address the problem.

Also, because Section 606 of VAWA requires the issuance of a “HUD approved certification form” for victims of abuse to use in the event that a PHA or Section 8 owner requests (as they may under the Act) that a victim of abuse certify that the alleged incidents of abuse are bona fide, the HAFC is developing such a form. In the interim, the HAFC will accept other types of certifications from alleged victims.

Attachments

ga264a02 (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
	FY 2006 Replacement Housing Program Statement GA06R26450106
ga264b02 (Attachment B)	Annual Statement/Performance and Evaluation Reports FY 2004 GA064P26450104
ga264c02 (Attachment C)	Annual Statement/Performance and Evaluation Reports FY 2005 GA064P26450105
ga264d02 (Attachment D)	Annual Statement/Performance and Evaluation Reports FY 2006 GA064P26450106
ga264e02 (Attachment E)	Capital Fund Program 5-Year Plan for Modernization
ga264f02 (Attachment F)	Deconcentration Statement
ga264g02 (Attachment G)	Resident Advisory Board Comments

ga264a02 (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 Revision 1-Effective 08/25/06
 Performance and Evaluation Report for Period Ending: 03/31/2006 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	0	0	0
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	539,935.00	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	0	0
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: GA06R26450102 Replacement Housing Factor Grant No: 01				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Fees & Costs	1410						
	Fees & Costs	1430 R711	1	134,984.00	00	0	0	
	Total for 1430			134,984.00	0	0		
PHA-Wide	Development	1499						
	Replacement Units – Provence North	1499 1711	1	404,951.00	539,935.00	0	0	
	Total for 1499							
	Grant Totals			539,935.00	539,935.00	0	0	

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 GA06R26450103 Replacement Housing Factor Grant No: 02			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	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: 3/31/06
 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	0	0
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	0	0
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: 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	528,987.00		0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	528,987.00		0	0
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: GA06R26450105 Replacement Housing Factor Grant No: 04			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	Development	1499						
	Replacement Units	1499 1713		528,987.00		0	0	
	Total for 1499			528,987.00		0	0	
	Grant Totals			528,987.00		0	0	

**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: GA06R26450106 Replacement Housing Factor Grant No: 05	Federal FY of Grant: 2006
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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	654,174		0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	654,174		0	0
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: GA06R26450106 Replacement Housing Factor Grant No: 05			Federal FY of Grant: 2006		
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	Development	1499						
	Replacement Units	1499 1713		654,174		0	0	
	Total for 1499			654,174		0	0	
	Grant Totals			654,174		0	0	

******other lines items will be added upon the final approval of the Development Plan from HUD***

ga264b02 Attachment B PHA Housing Authority of Fulton County		Grant Type and Number CFP GA06P26450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement as 06/01/06 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <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	90,579.00	90,579.00	90,579.00	90,579.00	
3	1408 Management Improvements					
4	1410 Administration	45,289.00	45,289.00	45,289.00	45,289.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	14,000.00	14,000.00	14,000.00	14,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	30,000.00	30,000.00	30,000.00	30,000.00	
10	1460 Dwelling Structures	232,031.00	232,031.00	145,988.67	142,420.79	
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	31,000.00	31,000.00	31,000.00	31,000.00	
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)	452,899.00	452,899.00	366,856.67	363,288.79	
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	90,579.00	90,579.00		
	Total for 1406				90,579.00	90,579.00	90,579.00	90,579.00	Complete	
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	45,289.00	45,289.00		
	Total for 1410				45,289.00	45,289.00	45,289.00	45,289.00	Complete	
PHA-Wide	Fees & Costs	1430								
	A&E Fees	1430	1713	1	14,000.00	14,000.00	14,000.00	14,000.00		
	Total for 1430				14,000.00	14,000.00	14,000.00	14,000.00	Complete	
PHA-Wide	Site Improvements	1450								
	Landscaping/Site Improvements	1450	1713	1	30,000.00	30,000.00	30,000.00	30,000.00		
	Total for 1450				30,000.00	30,000.00	30,000.00	30,000.00	Complete	
PHA-Wide	Dwelling Structures	1460								
	Paint Units – AR	1460	1713.03	1	232,031	40,000	20,000	20,000	On-going	
	Bldg Intr Upgrd	1460	1713.07	1	0	85,000	75,988.67	75,000	On-going	
	Bldg Ext Upgrade	1460	4713.07	1	0	107,031	50,000.00	47,420.79	On-going	
	Total for 1460				232,031.00	232,031.00	145,988.67	142,420.79	Ongoing	
	Dwelling Equipment	1465								

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: GA06P26450104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	March 2006	September 2006		September 2008	September 2007		Items Reprioritized
264-3	March 2006	September 2006		September 2008	September 2007		Items Reprioritized
264-7	March 2006	September 2006		September 2008	September 2007		Items Reprioritized

ga264c02 (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: GA06P26450105			Federal FY of Grant:
		Replacement Housing Factor Grant No:			2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/06 <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		90,579	90,579.00
3	1408 Management Improvements	90,579		90,579	0
4	1410 Administration	45,289		45,289	18,870.42
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000		10,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	18,831		0	0
10	1460 Dwelling Structures	200,148		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	4,762		0	0
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		236,447.00	109,449.42
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	1	90,579		90,579	90,579	Complete
	Total for 1406			90,579		90,579	90,579	
PHA-Wide	Management Improvements	1408						
	Computer Software Upgrades	1408	1	60,000		60,000	0	In progress
	Staff Training and Management Improvements	1406	1	30,579		30,579	0	In progress
	Total for 1406			90,579		90,579	0	
PHA-Wide	Administration	1410						
	Executive Director, Deputy Director, Operations, Finance Operations Manager, Financial Operations Specialist, Executive Office Manager	1410	1	45,289		45,289	18,870.42	In progress
	Total for 1410			45,289		45,289	18,870.42	
PHA-Wide	Fees & Costs	1430						
	A&E Fees	1430	1	10,000		10,000	0	In progress
	Total for 1430			10,000		10,000	0	
	Site Improvements	1450						
GA264-03 Allen Road	Landscaping/Site Improvements	1450	1 100 units	12,770		0	0	Not started
GA264-07 Belle Isle	Landscaping/Site Improvements	1450	1 9 units	6,061		0	0	Not started
	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	100 units	171,787		0	0	Not started
GA264-07 Belle Isle	Bldg Interior and Exterior Upgrades	1460	9 units	28,361		0	0	Not started
	Total for 1460			200,148				
	Dwelling Equipment	1465						
GA264-03 Allen Road	Appliances	1465	50	3,247		0	0	Not started
GA264-07 Belle Isle	Appliances	1465	10	1,515		0	0	Not started
	Total for 1465			4,762				
	Grant Totals			460,188.00		236,447.00	109,449.42	

**ga264d02 (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: GA06P26450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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	25,296.00			
3	1408 Management Improvements	25,296.00			
4	1410 Administration	12,648.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	43,244.00			
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	126,484			
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: GA06P26450106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	1	25,296				Not started
	Total for 1406			25,296				
PHA-Wide	Management Improvements	1408						
	Computer Software Upgrades	1408	1	4,000				Not started
	Staff Training and Management Improvements	1408	1	21,296				Not started
	Total for 1408			25,296				
PHA-Wide	Administration	1410						
	Executive Director, Director of Operations, Director of Administration, Capital Improvements & Facilities Mgr. & Fiscal Officer (<i>percentage specifically directed to administration of CFP</i>)	1410	1	12,648				Not started
	Total for 1410			12,648				
PHA-Wide	Fees & Costs	1430						
	A&E Fees & Technical Assistance	1430	1	10,000				Not started
	Total for 1430			10,000				
	Site Improvements	1450						
GA264-03 Allen Road	Landscaping/Site Improvements	1450	1 100 units	8,500				Not started
GA264-07 Belle Isle	Landscaping/Site Improvements	1450	1 9 units	1,500				Not started
	Total for 1450			10,000				

ga264e02 (Attachment E)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Fulton County		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant 2007 : PHA FY: 2007	Work Statement for Year 3 FFY Grant 2008 : PHA FY:2008	Work Statement for Year 4 FFY Grant 2009 : PHA FY2009 :	Work Statement for Year 5 FFY Grant 2010 : PHA FY2010 :
	Annual Statement				
PHA-WIDE					
1406 Operations.		25,296.00	25,296.00	25,296.00	25,296.00
1408 Man. Imp.		25,296.00	25,296.00	25,296.00	25,296.00
1410 Administration		12,648.00	12,648.00	12,648.00	12,648.00
1430 Fees and Costs		10,000.00	10,000.00	10,000.00	10,000.00
1470 Non-Dwel. Struc		5,036.00	4,645.00	6,846.00	5,000.00
1475 Non-Dwelling Equ.					
GA264-03 Allen Road					
1450 Site Improv.		6,000	5,391	4,398	5,000
1460 Dwelling Structures		30,000	30,000	30,000	30,000
1465.1 Dwelling Equip.		3,208	4,208	3,000	4,244
GA264-07 Belle Isle					
1450 Site Improv.		2,000	2,000	2,000	2,000
1460 Dwelling Structures		5,000	5,000	5,000	5,000
1465.1 Dwelling Equip.		2,000	2,000	2,000	2,000
CFP Funds Listed for 5- year planning		126,484	126,484	126,484	126,484
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year (2): ____ FFY Grant:2007 PHA FY:2007			Activities for Year: (3) ____ FFY Grant:2008 PHA FY:2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	GA264-03	1460 Building Interior & Exterior Improvements and Elevator upgrades	30,000.00	GA264-03	1460 Building Interior & Exterior Improvements and Elevator Upgrades	30,000.00
	Allen Road	1465.1 Replace Appliances	3,208.00	Allen Road	1465.1 Replace Appliances	4,208.00
		1450 Landscaping Improvements	6,000.00		1450 Landscaping Improvements	5,391.00
		Total			Total	
	GA264-07	1460 Building Interior & Exterior Improvements	5,000.00	GA264-07		
	Belle Isle	1465.1 Replace Appliances	2,000.00	Belle Isle	1460 Building Interior & Exterior Improvements	5,000.00
		1450 Landscaping Improvements	2,000.00		1465.1 Replace Appliances	2,000.00
		Total			1450 Landscaping Improvements	2,000.00
					Total	
	PHA-WIDE	1406 Operations	25,296.00			
		1408 Management Imp.	25,296.00	PHA-WIDE	1406 Operations	25,296.00
		1410 Administration	12,648.00		1408 Management Imp.	25,296.00
		1430 Fees and Cost	10,000.00		1410 Administration	12,648.00
		1470 Office & Management Area Improvements	5,036.00		1430 Fees and Cost	10,000.00
					1470 Office & Management Area Improvements	4,645.00
		Total CFP Estimated Cost	126,484.00	Total CFP Estimated Cost	Total CFP Estimated Cost	126,484.00

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: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	GA264-03	1460 Building Interior & Exterior Improvements	30,000.00	GA264-03	1460 Building Interior & Exterior Improvements	30,000.00
	Allen Road	1465.1 Replace Appliances	3,000.00	Allen Road	1465.1 Replace Appliances	4,244.00
		1450 Landscaping Improvements	4,398.00		1450 Landscaping Improvements	5,000.00
	GA264-07	1460 Building Interior & Exterior Improvements	5,000.00	GA264-07	1460 Building Interior & Exterior Improvements	5,000.00
	Belle Isle	1465.1 Replace Appliances	2,000.00	Belle Isle	1465.1 Replace Appliances	2,000.00
		1450 Landscaping Improvements	2,000.00		1450 Landscaping Improvements	2,000.00
	PHA-WIDE	1406 Operations	25,296.00	PHA-WIDE	1406 Operations	25,296.00
		1408 Management Imp.	25,296.00		1408 Management Imp.	25,296.00
		1410 Administration	12,648.00		1410 Administration	12,648.00
		1430 Fees and Cost	10,000.00		1430 Fees and Cost	10,000.00
		1470 Office & Management Area Improvements	6,846.00		1470 Office & Management Area Improvements	5,000.00

This policy rescinds all previous authorization policies and shall become effective upon
Attachment F: 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 2006

The following recommendations reflect the comments which were reviewed as applicable for FY 2006. The views expressed are of both Public Housing Residents & Housing Choice Voucher Residents who serve on the Resident Advisory Board. These opinions are taken at a public meeting 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 opportunities/funds for resident job training assistance/apprenticeship programs that offer job opportunities for residents.*
- 3. 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.*
- 4. 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.*
- 5. 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)*
- 6. 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.*
- 7. 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. Expand Family Self Sufficiency programs to all residents—not just Hope VI recipients.*
- 8. Promote/Create opportunities to support, nurture, and empower Resident Youth through specialized programming, job training/apprenticeship, conferences, gatherings, etc.*

9. *Market/Utilize rent incentives such as Earned Income Disregard to qualified families seeking self-sufficiency & homeownership.*
10. *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.*
11. *Address the ongoing increase in Homeowner Associations' discrimination of HCV participants & unfair practices as it relates to the resident rights within the community. Create information sessions, partnerships, etc. to change the perception and treatment of the HCV residents within these communities. Offer classes to participants on being a "good neighbor."*
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.**

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.**