PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2006 PHA Name:

Etowah Area Consolidated Housing Authority

Cartersville, Georgia

GA 281

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan
Agency Identification

PHA Name: Etowah Area Consolidated Housing Authority
PHA Number: GA 281
PHA Fiscal Year Beginning: (mm/yyyy) 04/2006

PHA Programs Administered:

☐ **Public Housing and Section 8** ☐ **Section 8 Only** ☒ **Public Housing Only**

Number of public housing units: Number of S8 units: Number of public housing units: **358**
Number of S8 units:

☐ PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **Philya Gray – Executive Director** Phone: **(770) 382-1414**
TDD: **(770) 382-1411** Email (if available): **philya@etowahha.org**

Public Access to Information

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

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.
If yes, select all that apply:
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

☐ 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
☒ 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
☐ 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
☐ 4. Project-Based Voucher Programs
☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
☒ 6. Supporting Documents Available for Review
☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report **Attachment A**
☒ 8. Capital Fund Program 5-Year Action Plan **Attachment B**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:
Form HUD-50070, *Certification for a Drug-Free Workplace;*
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and
Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **The Authority does NOT operate a Site-Based Waiting list.**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	**Date Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL**	**Percent change between initial and current mix of Racial, Ethnic, or Disability demographics**

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component. **The Authority does NOT plan to operate Site-Based Waiting lists in the coming year**

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 (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

   2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: 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:

5. ☒ Yes ☐ No: 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:

GA 281-9 – construct 4 units to replace two (2) units that were destroyed by fire approximately 10 years ago and to replace two (2) units that will be lost when the unit configuration of four (4) zero bedroom units at GA 281-5 is complete. This will be funded from Public Housing reserves. The resulting two bedroom elderly units are badly needed by the Authority to assist eligible applicants on the waiting list.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program
☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program - Not Applicable

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

   ☐ low utilization rate for vouchers due to lack of suitable rental units
   ☐ access to neighborhoods outside of high poverty areas
   ☐ other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **State of Georgia**

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 on its waiting lists 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 Etowah Area Consolidated Housing Authority will:

- continue to maintain and renovate its public housing units;
- continue to provide accessible housing in the public housing program to persons with disabilities; and,
- continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the Cities of Cartersville and Adairsville.

☒ Other: (list below)

The Etowah Area Consolidated Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

- Provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level;
- To operate a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families;
- To avoid concentrations of economically and socially deprived families in any of our public housing developments;
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort and welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees;

- To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that is representative of the range of incomes of low income families in our jurisdictions;
- To promote upward mobility opportunities for families who desire to achieve self sufficiency; and
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued Occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

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

The following information is taken from the State of Georgia Consolidated Plan.

<u>The Housing and Community Development Strategic Plan</u>

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

(1) priorities to directly benefit low and moderate income households, and

(2) priorities to improve the production capacity of Georgia's affordable housing providers.

<u>Direct Benefit Priorities</u>:

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

(2) To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.

<u>Strategic Plan Five-Year Objectives</u>:

The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:

(1) Rehabilitate or construct affordable rental units;

(2) Provide rental assistance for households;

(3) Assist households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions;

(4) Assist organizations annually to provide housing and supportive services to the homeless;

(5) Assist organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to public Housing Authorities in Georgia:

> Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing.
>
> Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs.
>
> Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.
>
> No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPE I (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do

parallel the goals and objectives of the Etowah Area Consolidated Housing Authority. The Priorities and Objectives are listed as follows:

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

(This refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which addresses their housing, economic, health and social needs.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which addresses their housing, economic health and social needs.

In summary, the Georgia State Consolidated Plan strategies are consistent with and support the goals and objectives of the Etowah Area Consolidated Housing Authority.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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**	**Related Plan Component**
N/A	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*;	5 Year and Annual Plans
X	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
X	*Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.*	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☒ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
		Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types ☐ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Other attachments provided:

Attachment C	**Capital Fund Program FY 2005 P & E Report**
Attachment D	**Capital Fund Program FY 2004 P & E Report**
Attachment E	**Deconcentration Policy**
Attachment F	**Definition of Substantial Deviation and Significant Amendment or Modification**
Attachment G	**Resident Membership on the Board of Commissioners**
Attachment H	**Resident Advisory Board Membership**
Attachment I	**Pet Policy**
Attachment J	**Implementation of Community Service Requirements**
Attachment K	**Deconcentration and Income Mixing**

Attachment A

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150106 Capital Fund Program Replacement Housing Factor Grant No:	2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	65,800			
3	1408 Management Improvements	65,800			
4	1410 Administration	65,800			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	402,012			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	14,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150106 Capital Fund Program Replacement Housing Factor Grant No:	2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	**658,912**			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150106 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	**1406**	Lump Sum					
	Operations			65,800				
	Subtotal Acct 1406			**65,800**				
HA Wide	**Management Improvements**	**1408**	Lump Sum					
	Staff Training; computer hardware & software upgrades; security police salary; after school tutoring program			65,800				
	Subtotal Acct 1408			**65,800**				
HA Wide	**Administration**	**1410**	Lump Sum					
	Salaries and benefits for administration of CFP			65,800				
	Subtotal Acct 1410			**65,800**				
	Site Improvements	**1450**						
HA Wide	Tree removal/ tree trimming			45,000				
	Subtotal Acct 1450			**45,000**				

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150106 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA 281-7 Adairsville	Replace water heaters		40 units	22,000				
GA 281-8 Adairsville	Replace water heaters		20 units	11,000				
GA 281-5 Garrison Street	Completely renovate units including interiors, ceilings, doors, flooring and electrical systems. 5 units.		5 units	200,000				
GA 281-9 Felton Homes	Install gutter covers		14 units	2,500				
HA Wide	Completely renovate units including interiors, ceilings, doors, flooring and electrical systems. As units become available – this will save funds as relocation funds would not be required		4 units	166,512				
	Subtotal Acct 1460			**402,012**				

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150106 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non Dwelling Equipment	**1475**						
GA281-9 Felton Homes	Install tables and chairs for community facility		Lump Sum	2,500				
HA Wide	Install tuck under lift gate on large dump truck		Lump Sum	12,000				
	Subtotal Acct 1475			**14,500**				
	Grand Total			**658,912**				

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

PHA Name: Etowah Area Consolidated Housing Authority	**Grant Type and Number** Capital Fund Program #: GA06P28150106 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	09/30/08			09/30/10			
GA281-7 Adairsville	09/30/08			09/30/10			
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	09/30/08			09/30/10			
GA 281-9 Felton Homes	09/30/08			09/30/10			
GA 281-8 Adairsville	09/30/08			09/30/10			

Attachment B

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : Etowah Area Consolidated Housing Authority				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 04/01/07	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 04/01/08	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 04/01/09	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 04/01/10
	Annual statement				
HA Wide		**197,400**	**218,512**	**197,400**	**197,400**
GA281-1		**21,112**			
GA281-2					
GA281-3					**480,000**
GA281-4					
GA281-5		**480,000**	**480,000**	**480,000**	
GA281-6					
GA281-7				**21,112**	**21,112**
GA281-8					
CFP Funds Listed for 5-year planning		**698,912**	**698,912**	**698,912**	**698,912**
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: 04/01/07 – 03/31/08			Activities for Year: __3_ FFY Grant: 2008 PHA FY: 04/01/08 – 03/31/09		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	HA Wide	**Operations (1406)**		**HA Wide**	**Operations (1406)**	
		Operations	65,800		Operations	65,800
See	**HA Wide**	**Mgt Improvements (1408)**		**HA Wide**	**Mgt Improvements (1408)**	
Annual		Security Police Salary offset; tutorial program; staff training; computer hardware & software upgrades	65,800		Security Police Salary offset; tutorial program; staff training; computer hardware & software upgrades	65,800
Statement						
	HA Wide	**Administration (1410)**		**HA Wide**	**Administration (1410)**	
		Salaries & Benefits for administration of CFP	65,800		Salaries & Benefits for administration of CFP	65,800
		Total HA Wide	**197,400**			
				HA Wide	**Site Improvements (1450)**	
	GA281-5 Garrison/Hill/Aubrey/ Mull	**Dwelling Structures (1460)**			Trim/remove trees; landscaping; erosion control	21,112
					Total HA Wide	**218,512**
		Complete renovation of units including interiors, ceilings, cabinets, doors, flooring and electrical systems. 12 @ $40,000 per unit	480,000	**GA281-5 Garrison/Hill/Aubrey/ Mull**	**Dwelling Structures (1460)**	

					Complete renovation of units including interiors, ceilings, cabinets, doors, flooring and electrical systems. 12 @ $40,000 per unit Replace water heaters @ 20 units	480,000
		Total GA281-5	**480,000**		**Total GA281-5**	**480,000**
	GA281-1 Stonewall Street	**Dwelling Equipment (1465.1)**				
		Replace ranges and refrigerators	21,112			
		Total GA281-1	**21,112**			
		Total CFP Estimated Cost	**698,912**			**698,912**

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

Activities for Year :__4__ FFY Grant: 2009 PHA FY: 04/01/09 – 03/31/10			Activities for Year: _5__ FFY Grant: 2010 PHA FY: 04/01/10 – 03/31/11		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA Wide	**Operations (1406)**		**HA Wide**	**Operations (1406)**	
	Operations	65,800		Operations	65,800
HA Wide	**Mgt Improvements (1408)**		**HA Wide**	**Mgt Improvements (1408)**	
	Security Police Salary offset; tutorial program; staff training; computer hardware & software upgrades	65,800		Security Police Salary offset; tutorial program; staff training; computer hardware & software upgrades	65,800
HA Wide	**Administration (1410)**		**HA Wide**	**Administration (1410)**	
	Salaries & Benefits for administration of CFP	65,800		Salaries & Benefits for administration of CFP	65,800
	Total HA Wide	**197,400**		**Total HA Wide**	**197,400**
GA281-5 Garrison/Hill/Aubrey/ Mull	**Dwelling Structures (1460)**		**GA 281-3 Stonewall Homes Annex**	**Dwelling Structures (1460)**	
	Complete renovation of units including interiors, ceilings, cabinets, doors, flooring and electrical systems. 12 @ $40,000 per unit	480,000		Complete renovation of units including interiors, ceilings, cabinets, doors, flooring and electrical systems. 12 @ $40,000 per unit	480,000
	Total GA281-5	**480,000**		**Total GA 281-3**	**480,000**

GA281-7	**Dwelling Structures (1460)**		**GA 281-7**	**Dwelling Structures (1460**	
	Replace roofs and install gutters & downspouts	21,112		Replace roofs and install gutters & downspouts	21,112
	Total GA 281-7	**21,112**		**Total GA 281-7**	**21,112**
Total CFP Estimated Cost		**698,912**			**698,912**

Attachment C

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150105 Capital Fund Program Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 09/30/2005** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	65,800	65,800	65,800	65,800.00
3	1408 Management Improvements	30,000	30,000	0	0.00
4	1410 Administration	65,800	65,800	65,800	65,800.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	57,732	57,732	0	0.00
10	1460 Dwelling Structures	330,000	403,000	0	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	109,580	36,580	0	0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150105 Capital Fund Program Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 09/30/2005** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	**658,912**	**658,912**	**131,600**	**131,600.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150105 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	**1406**	Lump Sum					
	Security Police Salary offset; tutorial program; youth sports			65,800	65,800	65,800	65,800.00	In progress
	Subtotal Acct 1406			**65,800**	**65,800**	**65,800**	**65,800.00**	
HA Wide	**Management Improvements**	**1408**	Lump Sum					
	Staff Training; computer hardware & software upgrades			30,000	30,000	0	0.00	Planning
	Subtotal Acct 1408			**30,000**	**30,000**	**0**	**0.00**	
HA Wide	**Administration**	**1410**	Lump Sum					
	Salaries and benefits for administration of CFP			65,800	65,800	65,800	65,800.00	
	Subtotal Acct 1410			**65,800**	**65,800**	**65,800**	**65,800.00**	
	Site Improvements	**1450**						
HA Wide	Tree removal/ tree trimming			57,732	57,732	0	0.00	
	Subtotal Acct 1450			**57,732**	**57,732**	**0**	**0.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150105 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA281-6 RR St./Fairview Circle Homes	Replace water heaters (at Fairview site only)		48 units	17,000	0			Deferred
GA281-6 RR St./Fairview Circle Homes	Retrofit Bathrooms: reglaze tubs; plumbing fixtures;; ceramic floor & wall tile; replace light fixtures @ 5,000 per unit (at Fairview site only)		48 units	240,000	0			Deferred
GA281-6 Railroad St/Fairview Circle Homes	Repair/replace exterior steps		2 buildings	15,000	0			Deferred
	Replace roofs as necessary; new gutters			58,000	0			Deferred
GA 281-5 Garrison Drive	Reconfigure two buildings that currently contain a one bedroom unit and two zero bedroom units to two bedroom units per building		2 buildings	0	403,000	0	0.00	Planning
	Subtotal Acct 1460			**330,000**	**403,000**	**0**	**0.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150105 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non Dwelling Equipment	**1470**						
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	Construct 6 picnic pavilions		6	53,000	0			Deferred
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	Construct concession stand; dugouts, and score boards;		Lump sum	36,580	36,580			In progress
HA Wide	Playground equipment		Lump sum	20,000	0			Deferred
	Subtotal Acct 1470			**109,580**	**36,580**	**0**	**0.00**	
	Grand Total			**658,912**	**658,912**	**131,600**	**131,600.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority	**Grant Type and Number** Capital Fund Program #: GA06P28150105 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	08/18/07			08/18/09			
GA281-4 Summerhill Homes Annex	08/18/07			08/18/09			
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	08/18/07			08/18/09			

Attachment D

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150104 Capital Fund Program Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 2)
☒ **Performance and Evaluation Report for Period Ending: 09/30/2005** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	75,000	75,000	75,000	75,000.00
3	1408 Management Improvements				
4	1410 Administration	59,000	59,000	59,000	59,000.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	0	30,000	30,000	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000	168,090	168,090	138,066.64
10	1460 Dwelling Structures	245,444	187,354	187,354	167,354.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	21,995	21,995	21,995	6,623.36
13	1475 Nondwelling Equipment	53,956	53,956	53,956	53,956.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Etowah Area Consolidated Housing Authority	Capital Fund Program: GA06P28150104 Capital Fund Program Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 2)
☒ **Performance and Evaluation Report for Period Ending: 09/30/2005** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	595,395	595,395	595,395	500,000.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150104 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	**1406**						
	Public Housing Operations: (Security police salary offset; tutorial program; youth sports)			75,000	75,000	75,000	75,000.00	Complete
	Subtotal Acct 1406			**75,000**	**75,000**	**75,000**	**75,000.00**	
HA Wide	**Administration**	**1410**	Lump Sum					
	Pro-ration of salaries/fringe benefits			59,000	59,000	59,000	59,000.00	Complete
	Subtotal Acct 1410			**59,000**	**59,000**	**59,000**	**59,000.00**	
GA 281-5 Garrison Street	**Fees & Costs**	**1430**	Lump Sum					
	Architect fees for reconfiguration of two buildings			0	30,000	30,000	0.00	Planning
	Subtotal Acct 1430			**0**	**30,000**	**30,000**	**0.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150104 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	**1450**						
GA281-8 **Mauldin Circle Homes**	Replace underground water supply lines		Lump Sum	109,470	130,690	130,690	108,066.64	In progress
GA281-8 **Mauldin Circle Homes**	Repave asphalt parking areas		Lump Sum	30,530	37,400	37,400	30,000.00	In progress
	Subtotal Acct 1450			**140,000**	**168,090**	**168,090**	**138,066.64**	

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150104 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA281-2 Summerhill Homes	Renovate units: kitchen and bath upgrades; floor tile; sheetrock; electrical upgrades; plumbing fixtures; cabinets; reglaze tubs; (balance of units)		3 units	75,444	47,354	47,354	42,354.00	In progress
GA281-2 Summerhill Homes	Paint exterior walls and install shutters and gutters		44 units	50,000	40,000	40,000	35,000.00	In progress
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	Retrofit Bathrooms: reglaze tubs; plumbing fixtures;; ceramic floor & wall tile;		17 units	85,000	65,000	65,000	60,000.00	In progress
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	Replace kitchen cabinets; new counter tops & backsplash; faucets; sinks; s.s. range hood		17 units	35,000	35,000	35,000	30,000.00	In progress
	Subtotal Acct 1460			**245,444**	**187,354**	**187,354**	**167,354.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority		**Grant Type and Number** Capital Fund Program #: GA06P28150104 Capital Fund Program Replacement Housing Factor #:				**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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Structures	**1470**						
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	Build picnic pavilion		Lump Sum	21,995	21,995	21,995	6,623.36	In progress
	Subtotal Acct 1470			**21,995**	**21,995**	**21,995**	**6,623.36**	
HA Wide	**Non Dwelling Equipment**	1475						
	Purchase maintenance vehicle		Lump Sum	53,956	53,956	53,956	53,956.00	Complete
	Subtotal Acct 1475			**53,956**	**53,956**	**53,956**	**53,956.00**	
	Grand Total			**595,395**	**595,395**	**595,395**	**500,000.00**	

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

PHA Name: Etowah Area Consolidated Housing Authority	**Grant Type and Number** Capital Fund Program #: GA06P28150104 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	09/13/06		09/30/05	09/13/08			
HA Wide Mgt. Improvements	09/13/06		09/30/05	09/13/08			
HA Wide Administration	09/13/06		09/30/05	09/13/08			
HA Wide Fees and Costs	09/13/06		09/30/05	09/13/08			
GA281-2 Summerhill Homes	09/13/06		09/30/05	09/13/08			
GA281-4 Summerhill Homes Annex	09/13/06		09/30/05	09/13/08			
GA281-5 Garrison Dr/Hill/Aubrey/ Mull St. Homes	09/13/06		09/30/05	09/13/08			
GA281-8 Mauldin Circle Homes	09/13/06		09/30/05	09/13/08			

Attachment E

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

DECONCENTRATION POLICY

It is the Etowah Area Consolidated Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Etowah Area Consolidated Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

DECONCENTRATION INCENTIVES

The Etowah Area Consolidated Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF A UNIT

When the Etowah Area Consolidated Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Etowah Area Consolidated Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a

unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the Housing Authority the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Etowah Area Consolidated Housing Authority will send the family a letter documenting the offer and the rejection.

REJECTION OF UNIT

If in making the offer to the family the Etowah Area Consolidated Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Etowah Area Consolidated Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes, among other things, reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

ACCEPTANCE OF UNIT

The family will be required to sign a lease that will become effective no later than three (3) business days after the date of acceptance or the business day after the day the unit becomes available, whichever is later.

Prior to signing the lease, all families (head of household) and other adult family members will be required to attend the Lease and Occupancy Orientation when they are initially accepted for occupancy. The family will not be housed if they have not attended the orientation. Applicants who provide prior notice of an inability to attend the orientation will be rescheduled. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process.

The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, the current schedule of routine maintenance charges, and a request for reasonable accommodation form. These documents will be explained in detail. The applicant will sign a certification that they have received these documents and that they have reviewed them with Housing Authority personnel. The certification will be filed in the resident's file.

Attachment F

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Definition of Substantial Deviation or Significant Amendment or Modification

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Etowah Area Consolidated Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachment G

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Required Attachment: Resident Member on the PHA Governing Board

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

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

Ms. Thelma Joyce Doss

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

☐Elected
☒Appointed

C. The term of appointment is (include the date term expires): **5 Year Term Expiring April, 2009**

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

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: **April, 2006**

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

Attachment H

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Required Attachment: Membership of the Resident Advisory Board

1. The following is the current list of the members of the Resident Advisory Board:

   - Jerrylene Hill
     102 Jones Street
     Cartersville, GA 30120

   - Jamie Kincaid - President
     152 Fairview Circle
     Cartersville, GA 30120

   - Thelma Doss
     296 E. Felton Rd., Apt. 201
     Cartersville, GA 30121

   - Charlie Milner
     11 Weaver Street
     Cartersville, GA 30120

   - Arvilla Dyer
     223 Stonewall Street
     Cartersville, GA 30120

   - Marvin C. McAfee
     60 Aubrey Street
     Cartersville, GA 30120

   - Kathy Carter
     1-B Mauldin Circle
     Adairsville, GA 30103

ATTACHMENT I

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Pet Policy

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

17.0 PET POLICY

17.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

17.2 APPROVAL

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.

17.3 TYPES AND NUMBER OF PETS

The Etowah Area Consolidated Housing Authority will allow only domesticated dogs, cats, birds, and fish in aquariums in units. All dogs and cats must be neutered.

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty (20) pounds in weight.

17.4 INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

17.5 PET DEPOSIT

A pet deposit of $100 is required at the time of registering a pet. The deposit is refundable without interest when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

17.6 FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Etowah Area Consolidated Housing Authority reserves the right to exterminate and charge the resident.

17.7 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Etowah Area Consolidated Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

17.8 DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

17.9 VISITING PETS

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks without Etowah Area Consolidated Housing Authority approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

17.10 REMOVAL OF PETS

The Etowah Area Consolidated Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment J

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Implementation of Public Housing Resident Community Service Requirements

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The administrative steps that we take to implement the Community Service Requirements include the following:

1. **Development of Written Description of Community Service Requirement:**

   The Housing Authority has a written developed policy of Community Service Requirements as a part of the Admissions and Continued Occupancy Policy and annually completes the required Resident Advisory Board review and public comment period.

2. **Scheduled Changes in Leases:**

   The Housing Authority has made the necessary changes to the lease and annually completes the required Resident Advisory Board review and public comment period.

3. **Written Notification to Residents of Exempt Status to each Adult Family Member:**

   The Housing Authority notifies residents at the time of their admission and/or recertification.

4. **Cooperative Agreements with TANF Agencies:**

   The Housing Authority does not have a formal Cooperative Agreement with the TANF Agency.

   Programmatic Aspects:

   Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Authority will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the Resident Advisory Board, the Housing Authority may create volunteer positions such as litter patrols, and supervising and record keeping for volunteers.

(Note: The Etowah Area Consolidated Housing Authority reinstated its enforcement of the 8-hour community service requirements effective October 1, 2003 in accordance with HUD Notice PIH 2003-17 dated June 20, 2003. All residents were notified of the reinstatement of the requirements.)

Attachment K

Etowah Area Consolidated Housing Authority

Agency Plan

Fiscal Year 04/01/2006 – 03/31/2007

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
GA281-1/3 (Cartersville)	76	See Below	See Attachment E
GA 281-4 (Cartersville)	48	See Below	See Attachment E
GA 281-5 (Cartersville)	50	See Below	See Attachment E
GA 281-9 (Cartersville)	14	See Below	See Attachment E
GA281-7 (Adairsville)	20	See Below	See Attachment E
GA281-8 (Adairsville)	40	See Below	See Attachment E

Our analysis was conducted utilizing the Bedroom Adjustment Factor Per Development Based on Occupied Units.

GA281-1/3 is an 76 unit development located in Cartersville, GA with the percentage of average income at 118% of the average incomes of all developments jurisdiction-wide.

GA 281-4 is a 48 unit development located in Cartersville, GA with the percentage of average income at 120% of the average incomes of all developments jurisdiction-wide.

GA 281-5 is a 50 unit development located in Cartersville, GA with the percentage of average income at 82% of the average incomes of all developments jurisdiction-wide.

GA 281-9 is a 14 unit development located in Cartersville, GA with the percentage of average income at 70% of the average incomes of all developments jurisdiction-wide.

GA281-7 is a 20 unit development located in Adairsville, GA with the percentage of average income at 125% of the average incomes of all developments jurisdiction-wide.

GA281-8 is a 40 unit development located in Adairsville, GA with the percentage of average income at 65% of the average incomes of all developments jurisdiction-wide.

The current Area Median Income, published in January, 2005, for the jurisdiction of the Etowah Area Consolidated Housing Authority, GA is $70,250.

Our analysis indicates that all of the public housing developments are significantly below 30% of the Area Median Income. The development with the highest average income is at 22% of the Area Median Income. Based on HUD guidelines, all of the public housing developments owned and operated by the Etowah Area Consolidated Housing Authority are currently exempt from the deconcentration and income mixing requirements.