

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

Version 1

**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:** Milledgeville

**PHA Number:** GA200

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2007

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
The mission of the Milledgeville Housing Authority is to provide affordable housing while promoting self-sufficiency and economic opportunities for our residents.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 85
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

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

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
 [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.

This Annual Plan provides a comprehensive overview of the Milledgeville Housing Authority's operations, policies, programs, and strategies. It incorporates information on the progress toward achieving our goals and objectives. The Capital Fund Program, which outlines our modernization plans for the next five years, is an integral component of this Plan.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

- Attachment A: Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement (*ga200a01*)
- 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 Capital Fund Program 5 Year Action Plan (*ga200b01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Attachment B
- Other (List below, providing each attachment name)
  - Attachment C: Implementation of Community Service Requirement
  - Attachment D: Statement of Progress for Five Year Plan
  - Attachment E: Resident Membership on PHA Governing Board
  - Attachment F: Membership of Resident Advisory Board
  - Attachment G: Resident Assessment & Satisfaction Survey Follow-Up Plan
  - Attachment H: Criteria for Substantial Deviation and Significant Amendments
  - Attachment I: Pet Policy
  - Attachment J: Violence Against Women Act Policy
  - FY 2006 CFP Performance & Evaluation Report (*ga200c01*)
  - FY 2005 CFP Performance & Evaluation Report (*ga200d01*)
  - FY 2004 CFP Performance & Evaluation Report (*ga200e01*)

## Supporting Documents Available for Review

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable 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 type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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	
	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)]

### **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access -ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	583	5	4	4	3	2	2
Income >30% but <=50% of AMI	346	4	4	4	3	2	2
Income >50% but <80% of AMI	434	3	4	3	3	2	2
Elderly	208	4	4	3	4	2	2
Families with Disabilities	N/A						
Race/Ethnicity B/1092		4	3	3	3	2	3
Race/Ethnicity W/1209		3	3	3	3	3	3
Race/Ethnicity H/45		3	3	3	3	3	3
Race/Ethnicity							

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

Consolidated Plan of the Jurisdiction/s

- Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
- Indicate year:
- Other housing market study
- Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	31		
Extremely low income <=30% AMI	23	74%	
Very low income (>30% but <=50% AMI)	5	16%	
Low income (>50% but <80% AMI)	3	10%	
Families with children	24	77%	
Elderly families	5	16%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	2	7%	
Race/ethnicity B	26	84%	
Race/ethnicity W	5	16%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	16	52%	
2 BR	8	26%	
3 BR	4	13%	
4 BR	2	6%	
5 BR	1	3%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	603,976	
b) Public Housing Capital Fund	528,823	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FY2005 CFP	216,997	
FY2006 CFP	238,240	
<b>3. Public Housing Dwelling Rental Income</b>	376,000	
<b>4. Other income (list below)</b>		
Day Care Center	136,250	
SHA Administrative Fee	30,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	2,130,286	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

**(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)  
At time of application, prior to interview, applicant information is verified for eligibility

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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 (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 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)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

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

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

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

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

## **B. Section 8**

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

### **(1) Eligibility**

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

**(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:

**(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.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 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)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

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

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

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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)

95<sup>th</sup> percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Decrease in income reported immediately in order to ensure rent does not constitute a hardship

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

**(2) Flat Rents**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

## **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)

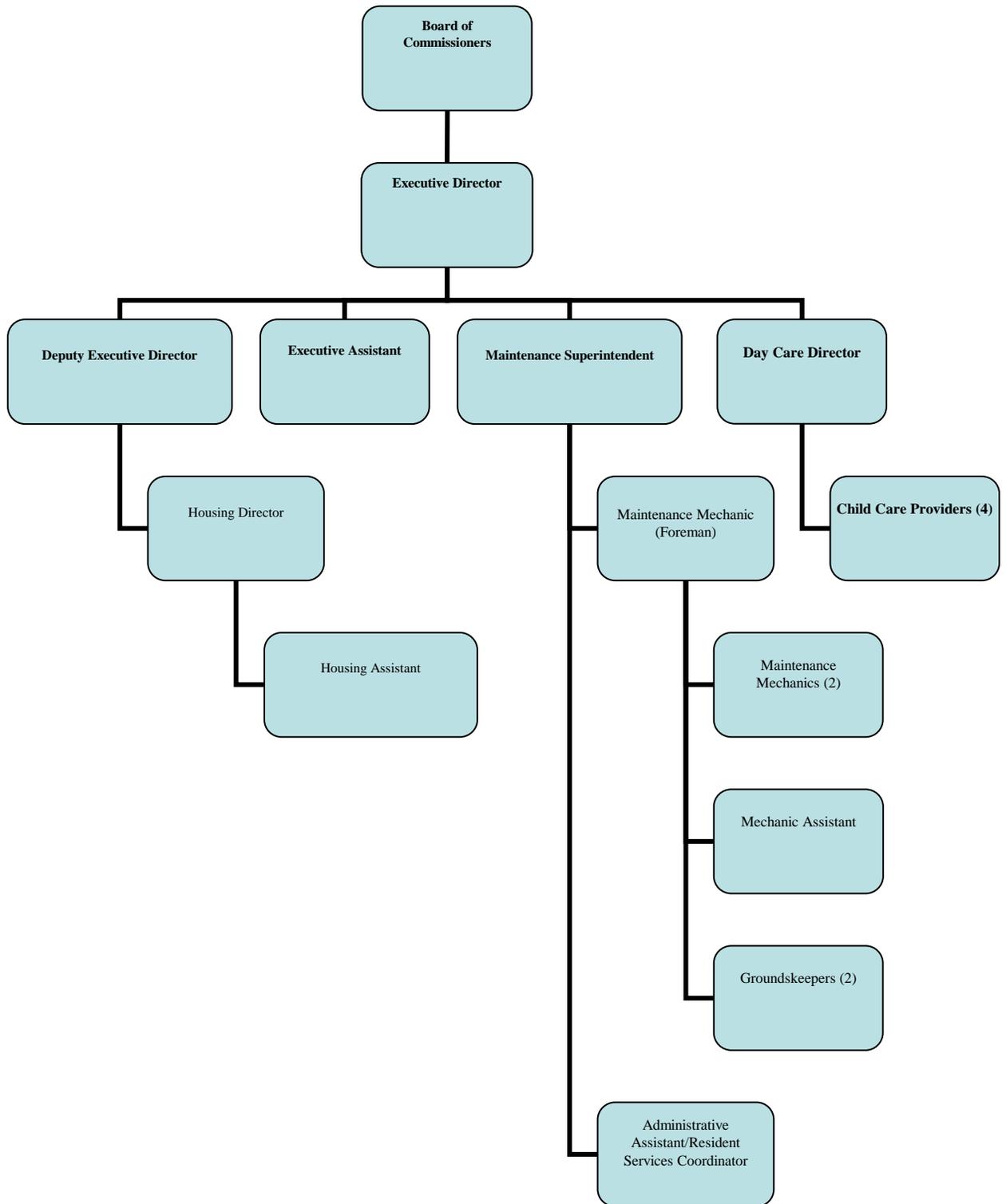
### **A. PHA Management Structure**

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:

# MILLEDGEVILLE HOUSING AUTHORITY ORGANIZATIONAL CHART



**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	316	
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

**C. Management and Maintenance Policies**

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

(1) Public Housing Maintenance and Management: (list below)

(2)

- Admissions &*
- Continued Occupancy*
- Blood Borne Diseases*
- Capitalization*
- Citation*
- Community Service Policy*
- Denial of Admission*
- Ethical Standards*
- Fair Housing*
- File Retention*
- Flat & Ceiling Rents*
- Grievance Procedures*
- Investment*
- Lease Termination*
- Maintenance*
- Motor Vehicle*
- Personnel*
- Pest Control*
- Pet*
- Procurement*
- Rent Determination*
- Resident Initiatives*

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

## A. Capital Fund Activities

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

### (1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ga200a01

-or-

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

### (2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name ga200b02

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

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

2. Activity Description

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

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

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

**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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 14/05/01

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) Child Care Program

### B. Services and programs offered to residents and participants

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
New Connections to Work Aids single parents into becoming self-sufficient	10-15	Specific	Central Georgia Technical College MHA Educational Center	Both
Employability/Life Skills Self-sufficiency training to equip residents with awareness and tools to identify and address inner barriers that affect employability or business ownership	10-15	Specific	MHA Educational /Community Center	Both
Adult Literacy Program Evaluate the literacy skills and establish education plans for students. Implement individualized instruction in social studies, science, math, language arts, reading, and writing skills.	10-15	Specific	MHA Educational Center	Both
Work Experience Designed for residents receiving TANF to volunteer as a part of job readiness and self-sufficiency promotion	Varies		Varies	Both
STEP (Schools Teaming with Empowered Parents) Program is designed to help parents return to school and receive GED diploma and enter Post-Secondary Education	Varies		MHA Resident Services Center	

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

**C. Welfare Benefit Reductions**

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Graham Homes  
Wray Homes  
Habersham

**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)

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

Graham Homes  
 Wray Homes  
 Habersham

**C. Coordination between PHA and the police**

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

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

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

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name) Attachment B  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

#### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)
  
- b. Eligible candidates: (select one)  
 Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (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 in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
  - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (N/A)

**D. Other Information Required by HUD**

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

## Attachments

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

### **ATTACHMENT A MILLEDGEVILLE HOUSING AUTHORITY DECONCENTRATION POLICY**

- A. **Objective:** The objective of the Deconcentration Policy for the Milledgeville Housing Authority (MHA) units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the MHA is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the MHA will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the MHA does not concentrate families with higher income levels it is the goal, of the MHA not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The MHA will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the MHA's computer system.
- B. **Actions:** To accomplish the de-concentration goals, the MHA will take the following actions:
- (1) At the beginning of each MHA fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
  - (2) To accomplish the goals of:
    - (a). Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
    - (b). Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the MHA's Resident Selection and Assignment Plan, which is a pan of this policy, provides for skipping families on the waiting list to accomplish these goals.

# ATTACHMENT B

## MINUTES PUBLIC HEARING AGENCY PLAN & CAPITAL FUND PROGRAM MILLEDGEVILLE HOUSING AUTHORITY

AUGUST 22, 2007 10:00 a.m.

The Public Hearing for the 2007 Agency Plan and Capital Fund Program was held at the Housing Authority Administrative Office on Wednesday, August 22, 2007 at 10:00 a.m.

Ms. Fifina Stephens, Executive Director, welcomed everyone. She recognized Ms. Patricia Thomas, Resident Council President. Nineteen residents were present. Housing Authority staff present included Ms. Hunt, Mr. Moody, Ms. Rozier, and Ms. Maddox. Mr. Derik Rogers, an engineer with Bradfield, Richards, Rhodes, & Associates, was present.

The purpose of the hearing is for residents to share their input for the Agency Plan and the Capital Fund Program. These documents must be submitted to the Department of Housing & Urban Development as soon as possible. The Agency Plan includes the Authority's mission, goals, and objectives towards management, maintenance, operations, housing, and financial.

The Milledgeville Housing Authority mission is to provide affordable housing while promoting self-sufficiency and economic opportunities for our residents. The housing authority has some basic goals and objectives: expand the housing supply by reducing our vacancies; improve the quality of housing by improving our PHAS score, (our annual score from HUD) which is currently 86, and increase customer satisfaction; and renovate our units.

Mr. Derik Rogers discussed the capital fund plans for the upcoming year and subsequent years. The firm has assessed the Housing Authority's physical needs, and determined electrical systems as the highest priority. The first electrical contract work has been completed. The plan is for the continuation of electrical upgrades in developments 1 and 2 through 2008. The Authority had to deviate to renovate seven apartments boarded up for years due to settlement damage. This work is under contract currently. After electrical system upgrades will be upgrading heating systems, replacing with heat pumps, paving the way for central heat and air in the future. Because of limited funding from the Department of Housing & Urban Development, it will take at least 10 years to complete the electrical and heating system upgrades. Meanwhile, there will be some funds allocated for landscaping.

After Mr. Roger's presentation, residents were invited to provide comments and suggestions about the plans. Some of the residents concerns include the following:

Habersham Residents:

- Although the senior citizens in the Habersham community understand electrical needs as the top priority, they voiced concerns over needs in their community.
- Replacing windows and blinds
- Securing soffits to prevent squirrels and other rodents from getting in
- Problems with foul odor from trash being wasted by disposal company
- Gravel around the A Building so residents on the opposite side of the parking lot will have access

- Foundation problems causing unevenness in steps creating trip hazards
- Replacement of screen doors
- Provide more grounds keeping (grass, leaves, sweeping parking lot) since senior citizens are physically unable to do so
- Ramp for emergency access

Some of these concerns were classified as routine maintenance and were referred to Maintenance. Mrs. Stephens asked Mr. Rogers to visit the Habersham community and assess the needs so the Housing Authority can determine which items can be covered under the Capital Fund Program. Those units were built in 1984. Mr. Rogers planned to visit Habersham after the public hearing.

A resident expressed appreciation for the additional lighting in Habersham.

#### Wray Homes

- Complete installation for dryer hook-up. Mr. Rogers informed this resident that electrical upgrades would be conducted in that development upon completion of developments 1 and 2.
- The residents have a concern about the Housing Authority getting rid of its Security Coordinator. They finally feel safer in their communities because of Mr. Jerome Roberts. They have seen improvement in their neighborhoods with criminal activity (shooting, drugs and gang activities) since Mr. Roberts began working at the Housing Authority as Security Coordinator. They are afraid criminal activity will increase again and the police will not patrol the areas as well. The residents indicated a feeling of insecurity with the position being deleted. They feel the Housing Authority needs its own security officer. Ms. Stephens explained that 3 positions were deleted from the Capital Fund Budget: Security Coordinator, Clerk of Works, and GED Instructor. The funding from these positions is being allocated towards the electrical upgrades and landscaping. The Board of Commissioners made this decision. She stated that these concerns must be directed to the Board.
- Is there money in the Capital Fund Program for self-sufficiency programs like the ones offered in the past? Ms. Stephens responded that GED was the only self-sufficiency program funded in the CFP and it was just deleted.
- Concerns with Maintenance Department answering their phones. Ms. Maddox explained that when she is on the phone, the call will automatically forward to the answering service. Residents should leave work order requests and other messages with the answering service.

#### GRAHAM HOMES

- The residents from Graham Homes supported the comments regarding the Security Coordinator's position. They indicated a fear of gang violence, shooting, drugs, etc. returning to their communities.

Ms. Stephens expressed appreciation for the residents attending the hearing and voicing their concerns. One of the residents questioned whether their concerns would be considered or addressed. Ms. Stephens explained that this is why the public hearing is held. She assured the residents that their concerns would be addressed either by Maintenance in the near future for the routine maintenance items, or incorporated into the Capital Fund Program. The hearing was then adjourned.

## ATTACHMENT C

### Housing Authority of the City of Milledgeville Community Service & Self-Sufficiency Policy

#### A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

#### B. Definitions

Community Service – volunteer work which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center; homeless shelter, indigent feeding program; cooperative food bank, etc;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects;
- Working through resident organizations to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.
- NOTE: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college, or vocational school.

Exempt Adult – an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;

- Is working at least 30 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations
  - At lease execution or reexamination after February 1, 2000, all adult members (18 or older) of a public housing resident family must
    - a. Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
    - b. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewal of their lease.
  - At each annual reexamination, non-exempt family members must present a completed documentation form to be provided by the Authority of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
  - If a family member is found to be noncompliant at reexamination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
5. Change in exempt status:
  - If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
  - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable , the Authority will
  - Provide names and contacts of agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement); and
  - Provide in-house opportunities for volunteer work or self sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Noncompliance of family member:
  - At least thirty (30) days prior to annual reexamination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members.

- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
- If, at the next annual reexamination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
- The family may use the Authority's Grievance Procedure to protest the lease termination.

## **ATTACHMENT D**

### **STATEMENT OF PROGRESS FOR MISSIONS & GOALS**

The Milledgeville Housing Authority has been striving to accomplish our mission of providing affordable housing as well as economic opportunities. The Board, staff and Resident Council are working together to ensure we provide quality service to our residents.

The Maintenance Department continues to work towards the goal of reducing vacancies and improving unit turnaround. The housing staff is constantly working hard to ensure apartments are leased as quickly as Maintenance releases them.

We continue to maintain our Standard Performer designation on our PHAS score, while we strive towards attaining High Performer. We continue to implement many measures in various functions, i.e., financial, customer satisfaction, turnaround, to ensure a standard PHAS score.

The residents are supportive of the Capital Fund Program initiatives. As a result of the Physical Needs Assessment conducted in June 2005, electrical upgrade was identified as the most urgent need. We have completed our first contract with electrical upgrades. Electrical upgrades dominate the physical work for the next five years. However, due to the age of the units with foundation problems, we had to deviate from the electrical work and begin renovation on those units. We are in the initial stage, awaiting plans for the architect. Our residents continue to be patient as we diligently work to improve our physical housing stock, one unit at a time, with limited funding.

The housing staff continues to monitor application and housing process in regards to the established policies and guidelines. They continue to learn and utilize HUD's electronic systems as required. We must maintain the minimum 95% threshold with our 50058 submissions, although our monthly goal is 100%.

In reference to security improvements, the Capital Fund Program has allowed the housing authority to replace old windows and doors with security windows and doors. The Capital Fund Program has also become the vehicle through which our former Drug Elimination Program activities thrive. We have designated one unit as a police precinct, which the City of Milledgeville Police Department utilizes, promoting their visibility in the communities. Our Security Coordinator constantly collaborates with local law enforcement agencies and others to ensure safety in our communities. We are in process of adopting community curfews to assist local law enforcement in deterring crime in our communities. Additional lighting has been installed in areas identified as high crime areas.

In keeping with our mission to provide economic opportunities, our Resident Services Department continues to partner with community agencies for resources, programs and

services for the residents. Most of the programs are offered onsite, in addition to our Resident Training Center, Day Care Center, and Resident Service Center.

Our policies ensure equal opportunity for all.

**ATTACHMENT E**

**RESIDENT MEMBERSHIP ON PHA GOVERNING BOARD**

**Resident Commissioner:** Linton Jackson  
**Address:** 311 Earnest Byner Street  
**Date Appointed:** May 8, 2007  
**Term:** 12 months

**ATTACHMENT F**  
**MILLEDGEVILLE HOUSING AUTHORITY**  
**MEMBERSHIP OF RESIDENT ADVISORY BOARD**

President:	Patricia Thomas 309 Roberts Street Milledgeville, GA 31061
Vice President:	Kimberly Dennis 1214 W. Thomas Circle Milledgeville, GA 31061
Secretary:	Jeanette Mitchell 1106 Oconee Street Milledgeville, GA 31061
Treasurer:	Linton Jackson 311 Earnest Byner Street Milledgeville, GA 31061

## **ATTACHMENT G**

### **Resident Assessment and Satisfaction Survey Follow-Up Plan**

The results of the Resident Assessment and Satisfaction Survey indicate that the Housing Authority of the City of Milledgeville received an unfavorable score under the Maintenance & Repair, Communications, Safety, and Appearance sections.

Our Authority is interested in addressing any real or perceived concerns that the residents may have regarding maintenance & repair, communication, safety, and neighborhood appearance. We will strive to make any necessary and appropriate improvements to our management operations and address all issues to improve the quality of service we provide.

#### **Maintenance & Repair:**

1. Maintenance Superintendent will continue to attend the monthly meeting of the resident council in Milledgeville and Sparta to improve communication between residents and the Customer Service Department.
2. Work to identify recurring problems such as plumbing, peeling paint and electrical problems and address these problems that will require additional funds to correct, during our yearly Capitol Funds budgeting process. This year we have signed a contract to upgrade the electrical systems in seventy eight units in projects one and two.
3. We have added a Quality Control Paragraph to our Maintenance Plan to ensure that all works orders are completed in a timely manner. The Maintenance Superintendent will continue to sign all work orders.
4. We continue to remind our employees of the importance of proper communication with residents.
5. We will publish in our monthly newsletter what constitutes an Emergency Work Order and what constitutes a Non-Emergency Work Order.
6. Continue to emphasize the importance of doing the job correct the first, by ensuring that the problem has been identified properly.
7. Develop a feed back system from residents at the completion of the work order.

**Communication:** Our goal in this area is to improve the quality of communication to all residents. To attain this goal, the Milledgeville Housing Authority will continue to communicate with the Resident Council to discuss their concerns regarding any of the sections outlined in the Survey pertaining to communication. In addition, the Milledgeville Housing Authority is sending staff to training in communication and customer service. The Housing Authority will meet with the staff periodically to discuss the importance of both.

The Resident Council will continue its monthly meetings and encourage more attendance and involvement from the residents. The Council meetings provide a forum for “open” communication regarding residents concerns and needs. Residents will be encouraged to utilize the anonymous complaint forms to voice their concerns. The forms will be made available at all Housing Authority locations, i.e. Customer Service, Day Care, Administrative Office., etc. The Authority will hold monthly orientations with residents (new and existing) to explain policies, procedures, and other vital information.

The Authority strives to achieve a level of customer satisfaction in the area of communication that gives the Agency the highest possible score in this element of the Public Housing Assessment System. This will be an on-going process.

**Safety:** Our highest commitment is to promote a safe environment and ensure peaceful living within the Milledgeville Housing Authority. We continue to address issues that impede or disrupt the peace within the housing area. We endeavor to increase safety awareness for the residents to reduce the opportunity for crimes. We will always treat people with dignity, respect, and sensitivity.

The Security Coordinator attends all Resident Council meetings to provide residents the opportunity to discuss safety and/or security issues. He encourages the use of Anonymous Complaint Forms to report concerns. He continues to collaborate with local law enforcement agencies to ensure safer communities.

Additional lighting has been installed in the highest criminally reported areas. Street lights in disrepair are reported to Georgia Power on an ongoing basis to ensure proper lighting.

**Neighborhood Appearance:** Our goal in this area is to improve the overall neighborhood appearance. The Milledgeville Housing Authority shall achieve proper curb appeal for its public housing developments by improving landscaping, keeping its grass cut, making properties litter free and other actions. We continue to encourage residents to participate in community clean-up days, sponsored by the Resident Council. The Housing Authority staff monitors the housing areas for abandoned and/or non-operative vehicles, and have those items removed immediately. Customer Service has a designated day for picking up furniture and other large items for disposal. Resident Services will ensure the newsletter keeps residents informed of such. One motivational goal is to sponsor yard of the month contests, in order to encourage residents to keep their areas neat and clean.

## ATTACHMENT H

### CRITERIA FOR SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENTS

**A. Substantial Deviation from the 5-year Plan:**

A substantial deviation from the 5-Year Plan is an overall change in the Authority's Goals and Objectives.

**B. Significant Amendment or Modification to the Annual Plan:**

A significant amendment or modification to the Annual Plan is a change in a policy pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$50,000 (items not included in the current Annual Statement or 5-Year Action Plan)
- Change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

# ATTACHMENT I

## MILLEDGEVILLE HOUSING AUTHORITY

### PET POLICY

Effective January 15, 2000

**PURPOSE:** *The Pet Policy for the Milledgeville Housing Authority (MHA) is designed to allow eligible residents the privilege of owning or keeping a common household pet, while also respecting the rights of other residents and neighbors and protecting the interest of the MHA.*

**APPLICABILITY:** *This policy applies to all residents.*

**PET POLICY:** *A twenty-five dollar (\$25.00) refundable deposit shall be required from each resident who desires to keep a pet. This deposit shall be used to defray any cost(s) directly caused by the presence of the pet. Only one pet is allowed per family. For the purposes of this policy, one cage or aquarium will be considered as one pet for pets kept in a cage or aquarium.*

**ACCEPTABLE HOUSEHOLD PETS:** *Acceptable household pets include dogs, cats, tropical fish, birds, and hamsters. Other similar type pets may be accepted by written decision of the Administrative Office. Pets that are not considered common household pets such as monkeys, snakes, and other non-domesticated creatures are not allowed.*

**PET SIZE LIMIT:** *Authorized pets may not exceed the weight of 30 pounds.*

**PET MAINTENANCE:** *When pets are outside, they must be attended by the resident or the resident's designee. Pets may not be quartered outside. No doghouses or related pet quarters will be permitted. Pets may not be left chained to posts or structures or otherwise left unattended outside. Pets must be on a leash in accordance with the City of Milledgeville leash laws.*

**VACCINATIONS AND LICENSES:** *Each dog and cat must be certified to have current rabies shots. Each dog and cat must have current licenses if required by local law.*

**NUISANCE OR THREAT TO PUBLIC HEALTH OR SAFETY:** *The MHA will require the removal of any pet from a neighborhood upon determination that the pet's conduct or condition becomes a nuisance, or a threat to the health or safety of other residents of the neighborhood.*

## **ATTACHMENT J**

### **HOUSING AUTHORITIES OF THE CITY OF MILLEDGEVILLE AND SPARTA VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

#### **I. Purpose and Applicability**

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth MHA/SHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by MHA/SHA of all federally subsidized public housing under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

#### **II. Goals and Objectives**

*This Policy has the following principal goals and objectives:*

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by MHA/SHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between MHA/SHA, law enforcement authorities, victim service providers, and others to promote the safety and wellbeing of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by MHA/SHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by MHA/SHA.

#### **III. Other MHA/SHA Policies and Procedures**

This Policy shall be referenced in and attached to MHA/SHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of MHA/SHA’s Admissions and Continued Occupancy Policy. MHA/SHA’s annual public housing agency plan shall

also contain information concerning MHA/SHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of MHA/SHA, the provisions of this Policy shall prevail.

#### **IV. Definitions**

*As used in this Policy:*

A. Domestic Violence – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.”

B. Dating Violence – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) The length of the relationship.
  - (ii) The type of relationship.
  - (iii) The frequency of interaction between the persons involved in the relationship.

C. Stalking – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
  - (i) that person;
  - (ii) a member of the immediate family of that person; or
  - (iii) the spouse or intimate partner of that person;

D. Immediate Family Member - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. Perpetrator – means person who commits an act of domestic violence, dating violence or stalking against a victim.

## **V. Admissions and Screening**

Non-Denial of Assistance. MHA/SHA will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

## **VI. Termination of Tenancy or Assistance**

A. VAWA Protections. Under VAWA, public housing residents have the following specific protections, which will be observed by MHA/SHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by MHA/SHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any other wise available authority of MHA/SHA’ or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither MHA/SHA nor manager may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

(b) Nothing contained in this paragraph shall be construed to limit the authorities of MHA/SHA or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or MHA/SHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at

or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph I.A.2. or Federal, State or local law to the contrary, MHA/SHA or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by MHA/SHA. Leases used for all public housing operated by MHA/SHA and, at the option of or managers shall contain provisions setting forth the substance of this paragraph.

## **VII. Verification of Domestic Violence, Dating Violence or Stalking**

A. Requirement for Verification. The law allows, but does not require, MHA/SHA or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., MHA/SHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by MHA/SHA. Managers receiving rental assistance administered by MHA/SHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. HUD-approved form - by providing to MHA/SHA or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. Other documentation - by providing to MHA/SHA or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an

attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. Police or court record by providing to MHA/SHA or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

- B. Time allowed to provide verification/ failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by MHA/SHA, or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. Waiver of verification requirement. The Executive Director of MHA/SHA, or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. Confidentiality**

A. Right of confidentiality. All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to MHA/SHA or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding as permitted in VAWA, or
3. otherwise required by applicable law.

- B. Notification of rights. All tenants of public housing shall be notified writing concerning their right to confidentiality and the limits on such rights to confidentiality.

## **VIII. Transfer to New Residence**

A. Application for transfer. In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, MHA/SHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. Action on applications. MHA/SHA will act upon such an application promptly [10 business days depending upon availability].

C. No right to transfer. MHA/SHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action.

D. Family rent obligations. If a family occupying MHA/SHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by MHA/SHA. In cases where MHA/SHA determines that the family's decision to move was reasonable under the circumstances, MHA/SHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

## **X. Court Orders/Family Break-up**

A. Court orders. It is MHA/SHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by MHA/SHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. Family break-up. Other MHA/SHA policies regarding family break-up are contained in MHA/SHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

## **XI. Relationships with Service Providers**

It is the policy of MHA/SHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If MHA/SHA staff becomes aware that an individual assisted by MHA/SHA is a victim of domestic violence, dating violence or stalking, MHA/SHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring MHA/SHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. MHA/SHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which MHA/SHA has referral or other cooperative relationships.

## **XII. Notification**

MHA/SHA shall provide written notification to applicants, tenants, and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

## **XIII. Relationship with Other Applicable Laws**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

## **XIV. Amendment**

This policy may be amended from time to time by MHA/SHA as approved by the MHA/SHA Board of Commissioners.

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program, Replacement Housing Factor (CFP/CFPRHF) Part I Summary

PHA Name: <b>Housing Authority of the City of Milledgeville</b>	Grant Type and Number Capital Fund Program Grant No. <b>GA06P20050107</b> Replacement Housing Factor No.	FFY of Grant Approval <b>2007</b>
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- Original Annual Statement  
  Revised for Disasters/Emergencies  
  Revised Annual Statement/Revision Number  
 Performance and Evaluation Report for Program Year Ending  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$102,729.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$23,400.00	\$0.00	\$0.00	\$0.00
	1408 Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$51,364.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$21,150.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$20,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$313,394.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$10,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16					
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$542,037.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00









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

PHA/IHA Name <b>The Housing Authority of the City of Milledgeville</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.			
Development Number / Name / HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2008 PHA FFY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FFY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FFY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FFY: 2011
GA200-001	Annual Statement	\$118,800.00	\$45,358.00	\$0.00	\$0.00
GA200-002		\$187,094.00	\$146,160.00	\$0.00	\$0.00
GA200-003		\$0.00	\$126,026.00	\$0.00	\$0.00
GA200-004		\$0.00	\$0.00	\$225,000.00	\$275,194.00
GA200-006		\$0.00	\$0.00	\$81,044.00	\$28,850.00
MHA Wide		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Physical Improvements Subtotal		\$325,894.00	\$337,544.00	\$326,044.00	\$324,044.00
Management Improvements Subtotal		\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00
Nondwelling Structures and Equipment		\$10,000.00	\$0.00	\$0.00	\$0.00
Administration		\$51,364.00	\$51,364.00	\$51,364.00	\$51,364.00
Other		\$28,650.00	\$27,000.00	\$38,500.00	\$40,500.00
Operations		\$102,729.00	\$102,729.00	\$102,729.00	\$102,729.00
Demolition		\$0.00	\$0.00	\$0.00	\$0.00
Replacement Reserves		\$0.00	\$0.00	\$0.00	\$0.00
Mod used for Development		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (Est.)		\$542,037.00	\$542,037.00	\$542,037.00	\$542,037.00
Total Replacement Housing Factor Funds	\$0.00	\$0.00	\$0.00	\$0.00	
Grand Total	\$542,037.00	\$542,037.00	\$542,037.00	\$542,037.00	
Signature of Executive Director		Date			
X					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: Two FFY Grant: 2008 PHA FY: 2008			Activities for Year: Three FFY Grant: 2009 PHA FY: 2009		
	Major Work Category	Quantity	Estimated Cost	Major Work Category	Quantity	Estimated Cost
See Annual Statement	HA Wide Operations 1406	LS	\$102,729.00	HA Wide Operations 1406	LS	\$102,729.00
	Subtotal of Estimated Cost		\$102,729.00	Subtotal of Estimated Cost		\$102,729.00
	HA Wide Management Improvements 1408			HA Wide Management Improvements 1408		
	Resident Services Coordinator	LS	\$23,400.00	Resident Services Coordinator	LS	\$23,400.00
	Subtotal of Estimated Cost		\$23,400.00	Subtotal of Estimated Cost		\$23,400.00
	HA Wide Administration			HA Wide Administration		
	Modernization Coordinator	LS	\$51,364.00	Modernization Coordinator	LS	\$51,364.00
	Subtotal of Estimated Cost		\$51,364.00	Subtotal of Estimated Cost		\$51,364.00
	Subtotal of Estimated Costs		\$177,493.00	Subtotal of Estimated Costs		\$177,493.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 2007	Activities for Year: Two			Activities for Year: Three		
	FFY Grant: 2008			FFY Grant: 2009		
	PHA FY: 2008			PHA FY: 2009		
	Major Work Category	Quantity	Estimated Cost	Major Work Category	Quantity	Estimated Cost
See Annual Statement	HA Wide Fees and Costs 1430			HA Wide Fees and Costs 1430		
	A/E Fees	LS	\$15,650.00	A/E Fees	LS	\$21,500.00
	Printing and Reimbursables	LS	\$1,500.00	Printing and Reimbursables	LS	\$1,500.00
	Advertising	LS	\$500.00	Advertising	LS	\$500.00
	CFP Reporting	LS	\$3,500.00	CFP Reporting	LS	\$3,500.00
	Fixed Asset Inventory	LS	\$7,500.00			
	Subtotal of Estimated Cost		\$28,650.00	Subtotal of Estimated Cost		\$27,000.00
	GA200-001 Electrical (Rewire and Service)	24	\$118,800.00	GA200-001 Electrical (Rewire and Service)	9	\$45,358.00
	GA200-002 Electrical (Rewire and Service)	40	\$187,094.00	GA200-002 Electrical (Rewire and Service)	29	\$146,160.00
				GA200-003 Electrical (Rewire and Service)	25	\$126,026.00
	Subtotal of Estimated Cost		\$305,894.00	Subtotal of Estimated Cost		\$317,544.00
	MHA Wide			MHA Wide		
	Landscaping and Sidewalks	LS	\$20,000.00	Landscaping and Sidewalks	LS	\$20,000.00
	Subtotal of Estimated Cost		\$20,000.00	Subtotal of Estimated Cost		\$20,000.00
	Subtotal of Estimated Costs		\$532,037.00	Subtotal of Estimated Costs		\$542,037.00

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: Two FFY Grant: 2008 PHA FY: 2008			Activities for Year: Three FFY Grant: 2009 PHA FY: 2009		
	Major Work Category	Quantity	Estimated Cost	Major Work Category	Quantity	Estimated Cost
	See Annual Statement	MHA Wide Non-Dwelling Equipment				
Lawn Mower		1	\$10,000.00			
Subtotal of Estimated Cost			\$10,000.00			
	Subtotal of Estimated Costs		\$542,037.00	Subtotal of Estimated Costs		\$542,037.00

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: Four FFY Grant: 2010 PHA FY: 2010			Activities for Year: Five FFY Grant: 2011 PHA FY: 2011		
	Major Work Category	Quantity	Estimated Cost	Major Work Category	Quantity	Estimated Cost
See Annual Statement	HA Wide Operations 1406	LS	\$102,729.00	HA Wide Operations 1406	LS	\$102,729.00
	Subtotal of Estimated Cost		\$102,729.00	Subtotal of Estimated Cost		\$102,729.00
	HA Wide Management Improvements 1408			HA Wide Management Improvements 1408		
	Resident Services Coordinator	LS	\$23,400.00	Resident Services Coordinator	LS	\$23,400.00
	Subtotal of Estimated Cost		\$23,400.00	Subtotal of Estimated Cost		\$23,400.00
	HA Wide Administration			HA Wide Administration		
	Modernization Coordinator	LS	\$51,364.00	Modernization Coordinator	LS	\$51,364.00
	Subtotal of Estimated Cost		\$51,364.00	Subtotal of Estimated Cost		\$51,364.00
	Subtotal of Estimated Costs		\$177,493.00	Subtotal of Estimated Costs		\$177,493.00



**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: Four			Activities for Year: Five		
	FFY Grant: 2010			FFY Grant: 2011		
	PHA FY: 2010			PHA FY: 2011		
	Major Work Category	Quantity	Estimated Cost	Major Work Category	Quantity	Estimated Cost
See Annual Statement	MHA Wide					
	Landscape and Sidewalks	LS	\$20,000.00			
	Subtotal of Estimated Cost		\$20,000.00			
	Subtotal of Estimated Costs		\$542,037.00	Subtotal of Estimated Costs		\$542,037.00

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program, Replacement Housing Factor (CFP/CFPRHF) Part I Summary

PHA Name: <b>Housing Authority of the City of Milledgeville</b>	Grant Type and Number Capital Fund Program Grant No. <b>GA06P20050106</b> Replacement Housing Factor No.	FFY of Grant Approval <b>2006</b>
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Original Annual Statement  
  Revised for Disasters/Emergencies  
  Revised Annual Statement/Revision Number  
 Performance and Evaluation Report for Program Year Ending 3/31/07  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$102,729.00	\$0.00	\$102,729.00	\$102,729.00
3	1408 Management Improvements Soft Costs	\$102,729.00	\$0.00	\$102,729.00	\$97,175.00
	1408 Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$51,364.00	\$0.00	\$51,364.00	\$51,364.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$45,150.00	\$0.00	\$45,150.00	\$2,220.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$197,944.00	\$0.00	\$197,944.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$28,907.00	\$0.00	\$28,907.00	\$23,761.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16					
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$528,823.00	\$0.00	\$528,823.00	\$277,249.00
	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00



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

PHA Name: <b>Housing Authority of the City of Milledgeville</b>		Grant Type and Number Capital Fund Grant No: <b>GA06P20050106</b> Replacement Housing Factor No.			Federal FY of Grant: <b>2006</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide Fees & Costs	A/E Fees	1430	LS	\$15,650.00		\$15,650.00		
	Printing & Reimbursables	1430	LS	\$1,500.00		\$1,500.00		
	Advertising	1430	LS	\$500.00		\$500.00		
	Clerk of the Works	1430	LS	\$14,000.00		\$14,000.00		
	GED Instructor	1430	LS	\$10,000.00		\$10,000.00	\$2,220.00	
	Consultant for CFP reporting	1430	LS	\$3,500.00		\$3,500.00		
	Subtotal	1430		\$45,150.00	\$0.00	\$45,150.00	\$2,220.00	
Dwelling Structures								
GA200-001	Electrical (Complete Rewire & Service)	1460	13	\$0.00				
GA200-001	Renovate Cracked Dwelling Unit	1460	3	\$78,900.00		\$78,900.00		
GA200-002	Electrical (Complete Rewire & Service)	1460	22	\$0.00				
GA200-002	Renovate Cracked Dwelling Unit	1460	4	\$105,044.00		\$105,044.00		
	Subtotal	1460		\$183,944.00	\$0.00	\$183,944.00	\$0.00	
Dwelling Structures								
	MHA Wide Heating System Replacement	1460	LS	\$14,000.00		\$14,000.00		
	Subtotal	1465.1		\$14,000.00	\$0.00	\$14,000.00	\$0.00	



	Grand Total			\$528,823.00	\$0.00	\$528,823.00	\$277,249.00	



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program, Replacement Housing Factor (CFP/CFPRHF) Part I Summary

PHA Name: <b>Housing Authority of the City of Milledgeville</b>	Grant Type and Number Capital Fund Program Grant No. <b>GA06P20050105</b> Replacement Housing Factor No.	FFY of Grant Approval <b>2005</b>
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Original Annual Statement   
 Revised for Disasters/Emergencies   
 Revised Annual Statement/Revision Number 2  
 Performance and Evaluation Report for Program Year Ending 3/31/07   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$109,737.00	\$109,737.00	\$109,737.00	\$109,737.00
3	1408 Management Improvements Soft Costs	\$109,737.00	\$109,737.00	\$109,737.00	\$109,737.00
	1408 Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$54,868.00	\$54,868.00	\$54,868.00	\$54,868.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$64,980.00	\$63,230.00	\$63,230.00	\$18,750.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$70,867.00	\$48,000.00	\$48,000.00	\$38,600.00
10	1460 Dwelling Structures	\$101,500.00	\$163,117.00	\$163,117.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$17,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16					
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$548,689.00	\$548,689.00	\$548,689.00	\$331,692.00
	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00



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

PHA Name: <b>Housing Authority of the City of Milledgeville</b>		Grant Type and Number Capital Fund Grant No: <b>GA06P20050105</b> Replacement Housing Factor No.				Federal FY of Grant: <b>2005</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide Fees & Costs	A/E Fees	1430	LS	\$28,000.00	\$28,000.00	\$28,000.00	\$0.00	
	Printing & Reimbursables	1430	LS	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
	Advertising	1430	LS	\$500.00	\$500.00	\$500.00	\$0.00	
	Clerk of the Works	1430	LS	\$13,980.00	\$13,980.00	\$13,980.00	\$0.00	
	GED Instructor	1430	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Fixed Asset Inventory	1430	LS	\$7,500.00	\$8,750.00	\$8,750.00	\$8,750.00	
	Consultant for CFP reporting	1430	LS	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal	1430		\$64,980.00	\$63,230.00	\$63,230.00	\$18,750.00	
MHA Wide	Site Restoration including walks, tree pruning, erosion control & landscaping	1450	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$14,000.00	
GA200-001	Sewer Replacement	1450	LS	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	
GA200-002	Sewer Replacement	1450	LS	\$22,000.00	\$22,000.00	\$22,000.00	\$13,600.00	
GA200-008	Parking	1450	15	\$22,867.00	\$0.00	\$0.00	\$0.00	
	Subtotal	1450		\$70,867.00	\$48,000.00	\$48,000.00	\$38,600.00	
Dwelling Structures								
GA200-001	Electrical (Complete Rewire & Service)	1460	17	\$77,000.00	\$0.00	\$0.00	\$0.00	
GA200-002	Electrical (Complete Rewire & Service)	1460	5	\$24,500.00	\$0.00	\$0.00	\$0.00	
	Repair Settlement Damage	1460		\$0.00	\$163,117.00	\$163,117.00		



	Grand Total			\$548,689.00	\$548,689.00	\$548,689.00	\$331,692.00	



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program, Replacement Housing Factor (CFP/CFPRHF) Part I Summary

PHA Name: <b>Housing Authority of the City of Milledgeville</b>	Grant Type and Number Capital Fund Program Grant No. <b>GA06P20050104</b> Replacement Housing Factor No.	FFY of Grant Approval <b>2004</b>
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Original Annual Statement  
  Revised for Disasters/Emergencies  
  Revised Annual Statement/Revision Number 2  
 Performance and Evaluation Report for Program Year Ending 3/31/07  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$112,183.00	\$112,183.00	\$112,183.00	\$112,183.00
3	1408 Management Improvements Soft Costs	\$112,183.00	\$112,183.00	\$112,183.00	\$112,183.00
	1408 Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$56,091.00	\$56,091.00	\$56,091.00	\$56,091.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$47,480.00	\$47,549.00	\$47,549.00	\$32,855.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvements	\$15,000.00	\$35,800.00	\$35,800.00	\$35,800.00
10	1460 Dwelling Structures	\$177,977.00	\$160,458.00	\$160,458.00	\$147,524.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,000.00	\$16,650.00	\$16,650.00	\$16,650.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16					
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$560,914.00	\$560,914.00	\$560,914.00	\$533,286.00
	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00



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

PHA Name: <b>Housing Authority of the City of Milledgeville</b>		Grant Type and Number Capital Fund Grant No: <b>GA06P20050104</b> Replacement Housing Factor No.				Federal FY of Grant: <b>2004</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
HA-Wide Fees & Costs	A/E Fees	1430	LS	\$28,000.00	\$28,069.00	\$28,069.00	\$28,069.00	
	Printing & Reimbursables	1430	LS	\$2,000.00	\$2,000.00	\$2,000.00	\$156.00	
	Advertising	1430	LS	\$500.00	\$500.00	\$500.00	\$280.00	
	Clerk of the Works	1430	LS	\$13,980.00	\$13,980.00	\$13,980.00	\$2,863.00	
	Consultant for CFP reporting	1430	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$1,487.00	
	Subtotal	1430		\$47,480.00	\$47,549.00	\$47,549.00	\$32,855.00	
MHA Wide Site Improvements	Site Restoration including walks, tree pruning, erosion control & landscaping	1450	LS	\$15,000.00	\$35,800.00	\$35,800.00	\$35,800.00	
	Subtotal	1450		\$15,000.00	\$35,800.00	\$35,800.00	\$35,800.00	
Dwelling Structures								
GA200-001	Electrical (Complete Rewire & Service)	1460	4	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	
GA200-002	Electrical (Complete Rewire & Service)	1460	27	\$123,077.00	\$117,024.00	\$117,024.00	\$117,024.00	
MHA Wide	Repair Settlement Cracking	1460	4	\$10,000.00	\$12,934.00	\$12,934.00	\$0.00	
	Heating System Replacement	1460	12	\$14,400.00	\$0.00	\$0.00	\$0.00	
	Interior Painting	1460	20	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00	



	Grand Total			\$560,914.00	\$560,914.00	\$560,914.00	\$533,286.00	

