

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

**THE HOUSING AUTHORITY OF THE
CITY OF GRIFFIN, GEORGIA**

FINAL VERSION

6/30/2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Griffin, Georgia

PHA Number: GA061 **DUNS Number:** 605573047000

PHA Fiscal Year Beginning: 10/2008

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 2008 - 2012
[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: Our Mission is to provide superior housing of choice to low income families and other families needing quality housing within Spalding County. We commit to enhance the quality of life by assisting families toward achieving and transitioning to greater educational and economic or life-style independent positions.

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 to 3% or less during three (3) of the next five (5) fiscal years
 - Leverage private or other public funds to create additional housing opportunities: including the possible creative use of GHA's bonding capacity to create additional homeownership and rental units.
 - Acquire or build units or developments. Subject to funding availability, GHA estimates that it will begin development of a new mixed income community that contains affordable housing rental or homeownership units. Subject to funding identification and availability, GHA with regards to fungibility of the Capital Fund Program, after planning and the approval process is complete, future Capital Fund will be allocated for eligible expenditures for development.
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **Maintain 80 or above; Griffin Housing Authority for Fiscal Year Ending September 30, 2007 achieved the status of a High Performer PHA.**
- Increase customer satisfaction: **Periodic interaction between GHA staff and GHA's residents, applicants, vendors and the broader community. GHA anticipates conducting up to two (2) customer service surveys during the next five (5) years and responding to the concerns raised in the survey results.**
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: **Per our 5 Year Plan**
- Demolish or dispose of obsolete public housing: **Per our 5 Year Plan**
- Provide replacement public housing for some of the obsolete public housing units.
- Provide replacement vouchers:
- Other: (list below) **Apply for housing vouchers to assist in the relocation of residents currently housed in obsolete public housing during the renovation, modernization, demolition or disposition of obsolete public housing.**

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: **Each newly acquired or built community that houses, partially or completely, public housing-assisted residents. Explore the possibility, and if feasible, implement site-based waiting lists at one or more of the following communities:**
 - Meriwether
 - Fairmont
 - Nine Oaks
 - Any other community acquired by GHA
- 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) **Subject to funding availability, designate a portion or all of any modernized or newly developed communities for particular populations of residents identified, in the Consolidated Plan of the Georgia Department of Community Services, GHA's analysis or other housing related plans, as having particular housing requirements or needs.**

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: **Increase by approximately ten (10) percent**
 - Provide or attract supportive services to improve assistance recipients' employability: **Work with local schools, college, university, and employment agencies to find employment opportunities for residents.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below) Ensure that the Griffin Housing Authority undertakes all measures to seek additional funding and grants to continue to promote self-sufficiency for all residents.

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: **Continue to comply with all applicable Federal Laws and regulations to ensure that admission to and continued occupancy of public housing neighborhoods are conducted without regard to race, color, religion, creed, sex, handicap, disability, familial status, or national origin.**
 - 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)

GHA Strategic Goal No. 1: Investigate, design and implement redevelopment initiatives, and investigate the development of additional affordable housing.

Goal No. 1 Overview.

GHA seeks to initiate a redevelopment approach under the strategic direction of GHA's Board of Commissioners. GHA will design and implement a "road map" under its Chief Executive Officer and Director of Planning and Development that will be focused on the development of additional housing resources and the gradual financial independence of GHA. Subject to funding identification and availability, GHA with regards to fungibility of the Capital Fund Program, after planning and the approval process is complete, future Capital Fund will be allocated for eligible expenditures for development. GHA's redevelopment activities will primarily consist of a five-prong approach focusing on: (1) demolition of dilapidated and obsolete public housing, (2) modernization of remaining public housing, (3) redevelopment of affordable housing resources, (4) acquisition or additional housing resources, and (5) public/private partnerships culminating in new mixed income mixed finance communities.

Goal No. 1 Objectives:

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

- A. Demolition of Dilapidated and Obsolete Public Housing. Relocate existing residents either to other public housing or via replacement housing choice vouchers for which GHA may apply. Demolish the obsolete public housing community of Fairmont Homes and Meriwether Homes. Identify any additional communities or units that should be demolished due to their dilapidated and obsolete condition.
- B. Modernization of Existing Apartments. GHA may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition and/or partial replacement of apartments in one or more existing GHA communities.
- C. Redevelopment of Affordable Housing Resources. GHA may redevelop one or more communities containing affordable housing on vacant land it currently owns, vacant land made that way through demolition activities, or other land secured by GHA. GHA contemplates redevelopment using a mixed income mixed finance model.
- D. Acquire Existing Property (ies). GHA may redevelop additional affordable housing resources through the acquisition of one or more existing multi-family property (ies).

- E. Acquire New Affordable Housing Resources. GHA may acquire and develop brand new market quality affordable housing resources.
- F. Develop Additional Elderly Housing. GHA may seek to develop additional elderly housing for low income families to meet the rising need for elderly housing resources in the Spalding County area. In developing those resources, GHA will seek to structure the housing in such a manner that it can become self-sustaining over time.
- G. Development through Public/Private Partnerships. GHA may partner with city, county, community development organizations, real estate companies, foundations, financial organizations and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.
- H. Creation of a Redevelopment Subsidiary of GHA. GHA may create a redevelopment subsidiary or redevelopment entity through which it will engage in one or more of its redevelopment initiatives.
- I. Interaction with other Redevelopment Entities. GHA will continue to interact (directly or through a newly created redevelopment subsidiary) with city and state organizations with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in Spalding County.

GHA Strategic Goal No. 2: **Develop a viable homeownership strategy and program for low income families in the Spalding County area.**

Goal No. 2 Overview.

GHA seeks to design; market and implement a comprehensive homeownership strategy that will encourage and assist qualified residents achieve their dream of homeownership. GHA will also implement a post-purchase program and educational strategy to assist families to remain homeowners.

Goal No. 2 Objectives.

- A. Develop Homeownership Program. GHA will develop a homeownership program that assists low income families move from renting status to homeowners. The Program will include, at a minimum, pre-purchase counseling, escrow requirements, and family self-sufficiency requirements, mandatory homeownership related courses, post-purchase counseling, and a tracking component.
- B. Implement Homeownership Program. GHA will implement the homeownership program and identify at least ten (10) families to participate and assist at least three (3) families attain the goal of homeownership over the next five years.

- C. Develop Community Partnerships. GHA will develop appropriate partnerships with financial institutions, governmental entities, realtors, home inspectors, developers and other real estate professionals to assist GHA help low income families achieve homeownership. If awarded, GHA will administer the Community Home Investment Program (CHIP) for the City of Griffin, Georgia. The GHA will be the official agent to receive and review all applications.
- D. Develop Marketing Strategy. GHA will develop and implement a marketing strategy for its homeownership program designed to inform low income families about the benefits of participating in the program.

GHA Strategic Goal No. 3: **Improve service delivery to customers by enhancing operational efficiency, coordinating with community and faith-based providers, and improving facilities.**

Goal No. 3 Overview.

GHA seeks to sustain and enhance its operational and organizational activities by using a corporate staffing model to realign the responsibility and accountability for each GHA staff member. Moreover, GHA will enhance its coordination with community and faith-based providers in an effort to make additional resources available to GHA's residents. In addition, GHA seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

Goal No. 3 Objectives.

- A. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery flowing from a complete management assessment of GHA's operations and programs.
- B. Enhance Marketing and Publishing Activities. GHA will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform GHA's residents, participants, and the broader community about significant activities involving GHA.
- C. Nurture Development of Income and Information Resources. GHA will continue to develop and pursue income sources and sponsorships for specific programs promoting GHA's mission through partnerships, solicitation of community support, and sponsoring community-based functions.
- D. Use of Corporate Model. GHA will realign and reorganize its staff using a corporate model to assign responsibilities, accountability, and titles. GHA may also expand its staff to include new senior management positions. GHA will review its corporate model annually making appropriate changes as recommended through the review process and approved by GHA's Board of Commissioners. GHA will continue to implement the new

management activities as required under the new subsidy rule and development-based management as required under the new subsidy rule within the required time frame.

- E. Execute Memoranda of Understandings. GHA will negotiate and execute a minimum of three (3) Memoranda of Understandings with community, faith-based or service providers to provide valuable economic, social, and/or life-style services to GHA's residents. GHA will also strengthen partnerships with organizations already providing social or other services to GHA communities including the Spalding County faith-based organizations.
- F. Provide Community/Service Provider Listing. GHA will develop a comprehensive listing of community and service providers along with a description of the services each provides and make the list available to GHA's residents.
- G. Enhance Resident Initiatives. GHA will enhance its resident initiatives programming providing opportunities for the residents to participate in computer labs, gain life skills, enhance educational opportunities, obtain a GED, etc. GHA will assist approximately fifty (50) families through these initiatives over the next five (5) years.
- H. Continue Resident Programs targeted to Youth. GHA will continue to provide valuable resident initiatives programs targeted to youth and the challenges youth encounter. GHA will continue its after school CHARM program or other like programs designed to provide youth with social and life skills in a variety of settings.
- I. Continue Staff Training. GHA will take advantage of training opportunities offered by national or regional professional trade organizations and the in-house expertise of its senior management. GHA will also ensure that staff members benefit from on-going training opportunities, including periodic training sessions related to customer service.

GHA Strategic Goal No. 4: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

Goal No. 4 Overview.

In order to compete in the open market, the attractiveness and marketability of the GHA's housing stock must continue to be enhanced, with the view toward attracting working families to the GHA's communities. GHA will develop strategies and activities designed to improve the curb appeal, preventive maintenance, resident responsibility and vibrancy of the communities. This will include consistent, swift and aggressive lease enforcement. As a result, GHA expects residents will become more involved in, and accountable for, the neighborhoods in which they reside, and residents will begin to "take ownership" of their communities.

Goal No. 4 Objectives.

- A. Lease Enforcement. GHA will ensure that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.
- B. Curb Appeal and Maintenance. GHA will ensure that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. GHA will also put additional emphasis on preventative maintenance by scheduling the preventative maintenance activities and then reasonably following the schedule.
- C. Economic Independence Pathway. GHA will implement, and if necessary initiate additional, local and ranking preferences designed to attract more working families to GHA's communities. GHA will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through GHA's various programs toward the ultimate goal of homeownership and economic independence.
- D. Neighborhood Improvement Plans. GHA will continue its active consultation with the Resident Council and neighborhood representatives to draft update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

**Public Housing Agency Plan Provision – Five Year Plan
Griffin Housing Authority**

The Griffin Housing Authority (GHA) has adopted a policy (the “Griffin Housing Authority VAWA Policy”) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). Griffin Housing Authority’s goals, objectives and policies are to enable Griffin Housing Authority to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the Griffin Housing Authority VAWA Policy, a copy of which is attached to this plan. In addition, Griffin Housing Authority shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in Griffin Housing Authority’s Annual Public Housing Agency Plan.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Previous 5-Year Plan Progress Report:

The following chart highlights the progress GHA has made in meeting the GHA’s two (2) strategic goals and attendant objectives described in the current 5-Year Plan (i.e., FY2008 – FY2012 Five-Year Plan) as required by 24 C.F.R. §903.6(b)(2).

**GHA’S 5-YEAR STRATEGIC GOAL PROGRESS REPORT
(Fiscal Years 2008 – 2012)**

5 YEAR PLAN GOALS FOR FISCAL YEARS 208 – 2012	GHA Progress
Goal No. 1: Investigate, design and implement redevelopment initiatives, and investigate the development of additional housing.	
<p>A. <u>Demolition of Dilapidated and Obsolete Public Housing.</u> Relocate existing residents either to other public housing or via replacement housing choice vouchers for which GHA may apply. Demolish the obsolete public housing community of Fairmont Homes. Identify any additional communities or units that should be demolished due to their dilapidated and obsolete condition.</p>	<ul style="list-style-type: none"> ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consist of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consist of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new development. The project will be guided by the architect and development consultant.
<p>B. <u>Modernization of Existing Apartments.</u> GHA may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition and/or partial replacement of apartments in one or more existing GHA communities.</p>	<ul style="list-style-type: none"> ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consist of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consist of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new

	<p>development. The project will be guided by the architect and development consultant.</p>
<p>C. <u>Redevelopment of Affordable Housing Resources</u>. GHA may redevelop one or more communities containing affordable housing on vacant land it currently owns, vacant land made that way through demolition activities, or other land secured by GHA. GHA contemplates redevelopment using a mixed income mixed finance model.</p>	<ul style="list-style-type: none"> ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consist of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consist of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new development. The project will be guided by the architect and development consultant.
<p>D. <u>Acquire Existing Property(ies)</u>. GHA may redevelop additional affordable housing resources through the acquisition of one or more existing multi-family property (ies).</p>	<ul style="list-style-type: none"> ➤ The GHA has and remains in talks with the City of Griffin, Spalding County and local land owners about them donating, swapping or selling land at a very low cost to the and with the GHA. It is our hope to secure new land for redevelopment efforts in 2008 or 2009.
<p>E. <u>Acquire New Affordable Housing Resources</u>. GHA may acquire and develop brand new market quality affordable housing resources.</p>	<ul style="list-style-type: none"> ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consist of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consist of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new development. The project will be guided by the architect and development consultant.

<p>F. <u>Develop Additional Elderly Housing.</u> GHA may seek to develop additional elderly housing for low income families to meet the rising need for elderly housing resources in the Spalding County area. In developing those resources, GHA will seek to structure the housing in such a manner that it can become self-sustaining over time.</p>	<ul style="list-style-type: none"> ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consists of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consists of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new development. The project will be guided by the architect and development consultant.
<p>G. <u>Development through Public/Private Partnerships.</u> GHA may partner with city, county, community development organizations, real estate companies, foundations, financial organizations and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.</p>	<ul style="list-style-type: none"> ➤ The GHA has and remains in talks with the City of Griffin, Spalding County and local land owners about them donating, swapping or selling land at a very low cost to the and with the GHA. It is our hope to secure new land for redevelopment efforts in 2008 or 2009. ➤ The GHA has formed a strategic redevelopment plan consisting of a two-phase redevelopment initiative. Phase I will consists of a 130 unit Seniors/disabled persons single building, multi-floor structure built on one of the current sites operated by the GHA. Phase II will consists of a multi-family town home project on the same site though separated by landscaping and parking. Each project will have demographic specific facilities and services. ➤ Pending HUD approval of the respective demolition/disposition applications, one asset will be sold to raise the capital for the new development initiative and other units will be torn down to make way for the new development. The project will be guided by the architect and development consultant.
<p>H. <u>Creation of a Redevelopment Subsidiary of GHA.</u> GHA may create a redevelopment subsidiary or redevelopment entity through which it will engage in one or more of its redevelopment initiatives.</p>	<ul style="list-style-type: none"> ➤ The GHA Board has resolved to create a new Non-profit affiliate entity for the purposes of developing new affordable mixed use housing developments.

<p>I. <u>Interaction with other Redevelopment Entities.</u> GHA will continue to interact (directly or through a newly created redevelopment subsidiary) with city and state organizations with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in Spalding County.</p>	<ul style="list-style-type: none"> ➤ The GHA has and remains in talks with the City of Griffin, Spalding County and local land owners about them donating, swapping or selling land at a very low cost to the and with the GHA. It is our hope to secure new land for redevelopment efforts in 2007 or 2008. ➤ The GHA has successfully completed several meetings with the conventional and affordable housing development firms seeking information and attempting to form partnership. To date the effort has not resulted in any new development activity, but we remain open to those conversations and possibilities. Other developers may be procured to balance and expedite the process.
<p>Goal No. 2: Develop a viable homeownership strategy and program for low income families in the Spalding County area.</p>	
<p>A. <u>Develop Homeownership Program.</u> GHA will develop a homeownership program that assists low income families move from renting status to homeowners. The program will include, at a minimum, pre-purchase counseling, escrow requirements, family self-sufficiency requirements, mandatory homeownership related courses, post-purchase counseling, and a tracking component.</p>	<ul style="list-style-type: none"> ➤ The GHA has successfully completed several meetings conventional and affordable housing development firms seeking information and attempting to form partnership. To date that effort has not resulted in any new development activity, but we remain open to those conversations and possibilities. ➤ The GHA plans to have a for profit housing developer as part of its team for redevelopment of the chosen site for the seniors and new family communities. A number of acres are being set aside for future new single family homes in which some will be targeted for first-time home buyers.
<p>B. <u>Implement Homeownership Program.</u> GHA will implement the homeownership program and identify at least ten (10) families to participate and assist at least three (3) families attain the goal of homeownership over the next five years.</p>	<ul style="list-style-type: none"> ➤ The GHA has successfully completed several meetings conventional and affordable housing development firms seeking information and attempting to form partnership. To date that effort has not resulted in any new development activity, but we remain open to those conversations and possibilities.
<p>C. <u>Develop Community Partnerships.</u> GHA will develop appropriate partnerships with financial institutions, governmental entities, realtors, home inspectors, developers and other real estate professionals to assist GHA help low income families achieve homeownership.</p>	<ul style="list-style-type: none"> ➤ The GHA has met with local lenders as part of a goodwill process in advance of our needs to secure financing. The local lender market seems poised and eager to assist in our development of affordable mixed income housing.

<p><u>D. Develop Marketing Strategy.</u> GHA will develop and implement a marketing strategy for its homeownership program designed to inform low income families about the benefits of participating in the program.</p>	<ul style="list-style-type: none"> ➤ The GHA has successfully completed several meetings conventional and affordable housing development firms seeking information and attempting to form partnership. To date that effort has not resulted in any new development activity, but we remain open to those conversations and possibilities. ➤ The GHA plans to have a for profit housing developer as part of its team for redevelopment of the chosen site for the seniors and new family communities. A number of acres are being set aside for future new single family homes in which some will be targeted for first-time home buyers.
---	---

(Fiscal Years 2008 – 2012) Continued

5 YEAR PLAN GOALS FOR FISCAL YEARS 2008 – 2012	GHA Progress
<u>Goal No. 3: Improve service delivery to customers by enhancing operational efficiency, coordinating with community and faith-based providers, and improving facilities.</u>	
<p><u>A. Implement Management Recommendations.</u> Implement applicable recommendations for the improvement of service delivery flowing from a complete management assessment of GHA's operations and programs.</p>	<ul style="list-style-type: none"> ➤ Accomplished. GHA has reorganized its operations, hired new executive and senior management level professionals and has completely changed the work environment focusing on customer service and fiscal responsibility.
<p><u>B. Enhance Marketing and Publishing Activities.</u> GHA will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform GHA's residents, participants, and the broader community about significant activities involving GHA.</p>	<ul style="list-style-type: none"> ➤ GHA is developing a communication protocol and related marketing materials that will encourage residents to become more active in the redevelopment process and how to strengthen their personal educational and employment situation
<p><u>C. Nurture Development of Income and Information Resources.</u> GHA will continue to develop and pursue income sources and sponsorships for specific programs promoting GHA's mission through partnerships, solicitation of community support, and sponsoring community-based functions.</p>	<ul style="list-style-type: none"> ➤ GHA has developed an outreach program that encourages area and GHA vendors to sponsor educational and childhood development programs. To date we have raised \$500 toward an after school and summer program.
<p><u>D. Use of Corporate Model.</u> GHA will realign and reorganize its staff using a corporate model to assign responsibilities, accountability, and titles. GHA may also expand its staff to include new senior management positions. GHA will review its corporate model annually making appropriate changes as recommended</p>	<ul style="list-style-type: none"> ➤ The corporate organizational chart has been updated and certain titles such as the Executive Director has been changed to Chief Executive officer. Other changes are pending.

<p>through the review process and approved by GHA's Board of Commissioners.</p>	
<p><u>E. Execute Memoranda of Understandings.</u> GHA will negotiate and execute a minimum of three (3) Memoranda of Understandings with community, faith-based or service providers to provide valuable economic, social, and/or life-style services to GHA's residents. GHA will also strengthen partnerships with organizations already providing social or other services to GHA communities including the Spalding County faith-based organizations.</p>	<p>➤ Accomplished. GHA was successful in obtaining Memoranda of Understandings with the following organizations: Spalding County Department of Family and Children Services, Not Another Statistic, Inc. and District Four Health Services.</p>
<p><u>F. Provide Community/Service Provider Listing.</u> GHA will develop a comprehensive listing of community and service providers and make the list available to GHA's residents.</p>	<p>➤ Accomplished. A comprehensive community resource guide and service providers list has been developed and is available to all GHA residents.</p>
<p><u>G. Enhance Resident Initiatives.</u> GHA will enhance its resident initiatives programming providing opportunities for the residents for the residents to participate in computer labs, gain life skills, enhance educational opportunities, obtain GED, etc. GHA will assist approximately fifty (50) families through these initiatives over the next five (5) years.</p>	<p>➤ Accomplished. GHA was successful in the establishment of the GHA Computer Lab. There are currently six computers that are available to residents to participate in job search, educational enhancements, etc.</p>
<p><u>H. Continue Resident Programs targeted to Youth.</u> GHA will continue to provide valuable resident initiatives programs targeted to youth and the challenges youth encounter. GHA will continue its after school CHARM program or other like programs designed to provide youth with social and life skills in a variety of settings</p>	<p>➤ GHA has partnered with Not Another Statistic, Inc. to provide at risk youth mentoring and tutorial services. GHA has partnered with District 4 Health Services to develop a youth advisory council.</p>
<p><u>I. Continue Staff Training.</u> GHA will take advantage of training opportunities offered by national or regional professional trade organizations and the in-house expertise of its senior management. GHA will also ensure that staff members benefit from on-going training opportunities, including periodic training sessions related to customer service.</p>	<p>➤ On going process. GHA will continue to provide in-house staff training and offer staff members training opportunities offered by national organizations.</p>
<p><u>Goal No. 4: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.</u></p>	
<p><u>A. Lease Enforcement.</u> GHA will ensure that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.</p>	<p>➤ Accomplished. GHA conducted a thorough assessment and review of its operations and admissions policies on November 10, 2004. GHA adopted the completely revised Dwelling Lease and Admissions and Continued Occupancy Policy, which generally describe the standards of occupancy for new admissions and standards for the continued occupancy for existing residents.</p>

<p><u>B. Curb Appeal and Maintenance.</u> GHA will ensure that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. GHA will also put additional emphasis on preventative maintenance by scheduling the preventative maintenance activities and then reasonably following the schedule.</p>	<p>➤ Accomplished. GHA conducted a thorough assessment and review of its operations and admissions policies on November 10, 2004. GHA adopted the completely revised Dwelling Lease and Admissions and Continued Occupancy Policy, Rules and Regulations Policy, Uniform Resident Housekeeping Standards Policy, which generally describe the standards of occupancy for new admissions and standards for the continued occupancy for existing residents.</p>
<p><u>C. Economic Independence Pathway.</u> GHA will implement, and if necessary initiate additional, local and ranking preferences designed to attract more working families to GHA's communities. GHA will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through GHA's various programs toward the ultimate goal of homeownership and economic independence.</p>	<p>➤ Accomplished. GHA conducted a thorough assessment and review of its operations and admissions policies on November 10, 2004. GHA adopted the completely revised Dwelling Lease and Admissions and Continued Occupancy Policy, Rules and Regulations Policy, Uniform Resident Housekeeping Standards Policy, which generally describe the standards of occupancy for new admissions and standards for the continued occupancy for existing residents.</p>
<p><u>D. Neighborhood Improvement Plans.</u> GHA will continue its active consultation with the Resident Council and neighborhood representatives to draft, update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.</p>	<p>➤ Accomplished. GHA will ensure that curb appeal of each community is maintained at an acceptable market level. This was achieved through an independent contract for Lawn Maintenance Services.</p>

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Annual PHA Plan
PHA Fiscal Year 2008
[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.

OVERVIEW

The Housing Authority of the City of Griffin (GHA) Annual Plan is comprehensive agency plan that summarizes the planned activities and policies of the GHA for Federal Fiscal Year 2008, 10/1/2008 to 9/30/2009. The Housing Authority of the City of Griffin, Georgia (“GHA”) will use the FY2008 Annual Plan to solidify some of the infrastructure, resources and community partnerships necessary to allow GHA to pursue its aggressive housing related goals. Key elements of the FY2008 Annual Plan year can be summarized under five broad headings: **Redevelopment/Modernization Activities, Homeownership Initiatives, Management Operations, Maintenance and Preventive Maintenance Operations, and Financial Resources Activities.** Highlights under each of these headings follow:

1. Modernization/Redevelopment Activities.

A. Strategic Redevelopment and Modernization Plan. GHA will begin structuring a Strategic Redevelopment and Modernization Plan that will guide GHA’s redevelopment and modernization initiatives into the foreseeable future. Part of that Strategic Plan will examine:

- Highest and best use for GHA’s current developments;
- Need, desirability, and type of additional affordable housing resources that GHA should pursue;
- Type of mixed-income mixed-finance communities or development that may thrive in Spalding County;
- General principles that will guide the acquisition of land, market units, affordable units for GHA;

- General principles that will guide GHA's partnership with developers, local government entities, non-profits, foundations and other organizations interested in the development of affordable housing resources in Spalding County
- B. Phase I Modernization Activities. GHA will identify the units that will comprise the various phases of its modernization activities, and subject to funding availability; GHA will commence with Phase I of those activities.
- C. Modernize Viable Communities. Subject to funding availability, GHA will continue working incrementally with the modernization of its viable communities starting with the replacement, upgrade or renovation of some common areas, bathrooms, kitchens and floors.
- D. Modernize Administrative Facilities. Subject to funding availability, GHA will begin the process of working incrementally with the modernization of its administrative offices starting with the replacement, upgrade or renovation of some common areas, bathrooms, roof, and community center, etc.
- E. Partnership Development. GHA will begin exploring partnerships between GHA and the City of Griffin and/or County of Spalding, for the development of additional affordable housing resources in the City of Griffin. Subject to funding identification and availability, GHA with regards to the Capital Fund Program, after planning and approval process completes, future Capital Funds will be allocated for eligibility expenditures for development.
- F. Phase I Demolition Activities. GHA anticipates submitting a Demolition/Disposition Application to HUD within the next Fiscal Year. Under the Demolition/Disposition activities, GHA will ask for assistance in relocation via replacement housing choice vouchers, relocation vouchers, tenant based vouchers and project based vouchers.

2. **Homeownership Initiatives.**

GHA will begin developing its Homeownership Program that will assist residents achieve the dream of homeownership. GHA's program will use six (6) broad components to frame its homeownership activities. These approaches include, but are not limited to:

- A. Seamless Path to Homeownership. GHA will begin designing a seamless path that allows qualified public housing residents to move into GHA's Family Self-sufficiency Program and then into GHA's Homeownership Program.
- B. Economic and Self-Sufficiency Access. GHA will encourage access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.
- C. Broad Collaborations. GHA will begin establishing broad collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions; HUD, FannieMae and community organizations to assist residents achieve homeownership.
- D. IDA Accounts and Training. GHA will explore the use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities to build its homeownership program initiatives.
- E. Homeownership Vouchers. GHA will explore the viability of applying for or otherwise using specially allotted and identified homeownership vouchers to assist qualified residents meet their mortgage responsibilities following the purchase of an affordable home.

- F. Purchase/Construction of Homeownership Units. GHA will explore the purchase, construction or development of one or more homes that will be available for purchase by qualified affordable housing residents.

3. Management Operations.

Comprehensive implementation of key recommendations for more efficient GHA operations described in the most recent Comprehensive Management Assessment of GHA's operations.

- A. Monitor Impact of Reorganization. GHA will continue to monitor the effectiveness of its reorganization of GHA's management and maintenance staff to provide clearer lines of responsibility, authority and accountability.
- B. Revised Management Documents. GHA will continue the implementation of GHA's recently revised Admissions and Continued Occupancy Policy ("ACOP"). The revised ACOP describes the strategic use of a "working family" local preferences and the increased application of ranking preferences in the selection of applicants for GHA's communities. The revised ACOP also sets forth the parameters for GHA's expanded use of site-based waiting lists, stricter pet policy, streamlined Grievance process, and more efficient resident selection protocols.
- C. Strict Lease Enforcement. GHA will continue the implementation and strict enforcement of GHA's recently revised or developed leasing documents, including, but not limited to: Dwelling Lease, Rules and Regulations, Uniform Resident Housekeeping Inspections, Pet Addendum, and Small-Scale In-home Business Rules.
- D. Revise Standard Operating Procedures. Begin the revision of GHA's Standard Operating Procedures ("SOPs") to more closely approximate the actual "best practices" of GHA's operations.

4. Maintenance and Preventative Maintenance Operations.

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

5. Financial Resource Activities.

- A. GHA will explore the issuance of bonds or the availability of loans to provide the resources for GHA to accelerate its redevelopment and modernization efforts.
- B. GHA will continue to work with HUD, community organizations and private individuals to identify funds necessary to support GHA's resident and property related programs and initiatives.

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.

Table of Contents

	<u>Page No.</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	4
1. Housing Needs	9
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	34
10. Conversions of Public Housing	35
11. Homeownership	37
12. Community Service Programs	38
13. Crime and Safety	42
14. Pets	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	44
16. Fiscal Audit	44
17. Asset Management	44
18. Other Information	45
19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”	48
20. Domestic Violence, Dating Violence, Sexual Assault, Stalking Provision.....	49

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:	<u>Page No.</u>
<input checked="" type="checkbox"/> Attachment A: Deconcentration Policy for Covered Developments Analysis.	49
<input type="checkbox"/> Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
<input checked="" type="checkbox"/> Attachment B: Resident Membership of the PHA Governing Board	50
<input checked="" type="checkbox"/> Attachment C: Membership of the Resident Advisory Boards	51
<input checked="" type="checkbox"/> Attachment D: Implementation of Public Housing Resident Community Service Requirements	52
<input checked="" type="checkbox"/> Attachment E: Resident Assessment and Satisfaction Survey Statement	53
<input checked="" type="checkbox"/> Attachment F: Violence Against Women Act (VAWA).....	53
<input checked="" type="checkbox"/> Attachment G: Organizational Chart for GHA	54
<input checked="" type="checkbox"/> Attachment H: 2007 Capital Fund Program Annual Statement	55
Optional Attachments:	
<input checked="" type="checkbox"/> Attachment :	
<input type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/> Attachment I: FY 2007 Capital Fund Program Annual Statement.....	59
<input checked="" type="checkbox"/> Attachment: FY2006 CFP Performance and Evaluation Report (Revision No. 2)	63
<input checked="" type="checkbox"/> Attachment: FY2005 CFP Performance and Evaluation Report.....	66
<input checked="" type="checkbox"/> Attachment I: FY 2007 – 2011 Capital Fund Program Five-Year Action Plan	69

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy or Dwelling Lease	Annual Plan: Grievance Procedures
N/A	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
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	VAWA Policy	VAWA Attachment
X	Dwelling Lease	Annual Plan: Operations and Maintenance
X	Rules and Regulations	Annual Plan: Operations and Maintenance
X	Pet Addendum	Annual Plan: Operations and Maintenance
X	Uniform Resident Housekeeping Standards	Annual Plan: Operations and Maintenance
X	Maintenance Charges Schedule	Annual Plan: Operations and Maintenance
X	Flat Rents Schedule	Annual Plan: Operations and Maintenance
X	Small-Scale In-Home Business Rules	Annual Plan: Operations and Maintenance

[REST OF PAGE INTENTIONALLY LEFT BLANK]

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	178,640	5	4	3	4	2	4
Income >30% but <=50% of AMI	181,014	4	4	3	4	2	4
Income >50% but <80% of AMI	339,740	3	3	3	4	3	3
Elderly	364,034	5	4	4	4	2	4
Families with Disabilities	N/A	3	4	3	5	2	4
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s (**Georgia Dept. of Community Services**)
Indicate year: 2005 - 2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - State of Georgia FFY2007 Annual Action Plan
 - Substantial amendment to the State of Georgia FFY2000 Consolidated Plan
 - U.S. Census Bureau: 2000 American Fact Finder Data sets

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

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

Housing Needs of Families on the Waiting List (Snap-shot as of March 29, 2008)			
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	24		79%
Extremely low income <=30% AMI	24	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	14	58.33%	
Elderly families	6	25.00%	
Families with Disabilities	4	16.67%	
Race/ethnicity - White	6	25.00%	
Race/ethnicity - Black	18	75.00%	
Race/ethnicity - Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	16	66.67%	
2 BR	5	20.83%	
3 BR	3	12.50%	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.

- **In the upcoming year, GHA will continue to direct efforts to maximize the number of affordable units available to the Agency by: (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list (e.g., working families).**

(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)
 - Maintain an ongoing dialogue with the City of Griffin’s Planning and Development Services Department to ensure that the need and availability of affordable housing resources are raised.**

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, GHA's Economic Independence Programs) designed to increase each family's self-sufficiency.**

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, GHA's Economic Independence Programs) designed to increase each family's self-sufficiency.**

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)
 - Employ admission preferences for the elderly to those existing units, newly developed units, and/or mixed-income mixed –finance units designed, designated or best suited for the elderly.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - To the extent financially and architecturally feasible, take into consideration mobility, hearing and visual disabilities when renovating and modernizing ground floor public housing assisted apartments.**

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including, but not limited to, GHA's Economic Independence Programs) designed to increase each family's self-sufficiency.**

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

[REST OF PAGE INTENTIONALLY LEFT BLANK]

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)	\$1,520,754	Affordable Housing
a) Public Housing Operating Fund-FY 2008	\$1,124,896	Affordable Housing
b) Public Housing Capital Fund – 501-08	\$395,858	Affordable Housing
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	-0-	
f) Resident Opportunity and Self-Sufficiency Grants	-0-	
g) Community Development Block Grant	-0-	
h) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$341,379	
GA06P061501-07 (Capital Fund)	\$267,543	Affordable Housing
GA06P061501-06 (Capital Fund)	\$73,836	Affordable Housing
3. Public Housing Dwelling Rental Income	\$264,021	Affordable Housing
4. Other income (list below)	\$28,825	Affordable Housing Other
a) Interest on investments	\$9,285	Other
b) Other / Late charges / Fees	\$19,540	Affordable Housing
5. Non-federal sources (list below)		
Total resources	\$2,154,979	

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)
- Is GHA's sole discretion, eligibility may be verified at or near the time of application.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **CreditH history.**
- Review of an applicant's credit history**
- Ability of the applicant family to have utilities turned on in the families name for all of GHA's apartments, so that utilities will be furnished to the apartment upon rental. If the applicant family does not have the ability to have utilities turned on in the family's name, GHA will place the applicant family on GHA's in-active waiting list until such time utilities can be established in the families name.**

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, when further verification is needed)

(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? **1**

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? **1**

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Severely Underhoused (i.e., under housed by two or more bedrooms)**
 - Such other transfer needs as the Chief Executive Officer may authorize in any Annual Transfer Plan.**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

5 Date and Time (used as a ranking preference after income ranking preference)

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 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)
 - GHA Uniform Resident Housekeeping Standards
 - GHA Rules and Regulations
 - GHA Accessibility Policy
 - GHA Pet Addendum
 - GHA Small Scale In-Home Business Rules

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

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

- Other (list)
When family income (new) source of income changes.

(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: **Current GHA communities and any newly acquired or developed community.**
- 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)
More emphasis will be placed on encouraging residents to utilize GHA's programs designed to increase economic, social and/or life-style independence. GHA will also take steps to encourage higher income residents to join GHA's Homeownership Program when it is fully implemented.
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to (d) was yes, how would you describe these changes? (Select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

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

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)

[REST OF PAGE INTENTIONALLY LEFT BLANK]

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). **GHA reserves the right to consider and implement some rent disregards, exclusions or diversions as part of GHA's Homeownership Program when that Program is fully operational.**

---or---

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

b. Minimum Rent

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

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

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

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

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

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
Only to the extent currently allowed in Federal regulations for the 12 month exclusion and 12 month phase-in.
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must residents 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)
 - Anytime a family experiences a new source of income**
 - Anytime a family experiences an income decrease**
 - Anytime a family composition changes**

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

(Note: this option will only be available to certain categories of residents based on GHA's Economic Self-sufficiency or Independence Program and GHA's Homeownership program criteria.)

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(See Attachment F)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning March 29, 2008	Expected Turnover
Public Housing	247	57%
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

C. Management and Maintenance Policies

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

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

Management

- (a) Admissions and Continued Occupancy Policy
- (b) Capitalization Policy
- (c) Check Signing Policy
- (d) Disposition Policy
- (e) Fund Transfer Policy
- (f) MASS Submission Policy
- (g) Investment Policy
- (h) Rules and Regulations
- (i) Uniform Resident Housekeeping Standards
- (j) Accessibility Policy
- (k) Pet Policy
- (l) Lease and Grievance Policy
- (m) Procurement Policy
- (n) Personnel Policy (includes Travel Policy)
- (o) Standard Operating Procedures ("SOP's")
- (p) Economic and Life-style Self-sufficiency Program
- (q) Small-Scale In-Home Business Rules
- (r) VAWA Policy

Maintenance

- (a) Routine and Preventive Maintenance Schedules
- (b) Maintenance Charges Schedule
- (c) Pest Control Contract (including Pest Control/Extermination)

(2) Section 8 Management: (list below)

Not Applicable

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 (**518 Nine Oaks Drive**)
 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 903.79 (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 (see **Attachment G**)

-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 (see **Attachment H**)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

GHA intends to pursue financing so that it can purchase one or more public housing developments, mixed-income mixed-finance developments,

affordable units within an existing market or subsidized development, or homeownership units during the next plan year.

- 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:

GHA intends to pursue financing so that it can purchase one or more public housing developments, mixed-income mixed-finance developments, affordable units within an existing market or subsidized development, or homeownership units during the next plan year. In addition, GHA intends to pursue financing to replace a portion of public housing units in its current communities lost to demolition or disposition activities.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)
2. Activity Description
 Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: MERIWETHER HOMES, FAIRMONT HOMES & NINE OAKS
1b. Development (project) number: GA061-001, GA061-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
• 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 07/31/2008
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/30/2008 b. Projected end date of activity: 12/30/2009

Demolition/Disposition Activity Description
1a. Development name: NINE OAKS 1b. Development (project) number: GA061-005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
• 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 07/31/2008
5. Number of units affected: 50
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/30/2008 b. Projected end date of activity: 12/30/2009

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Nine Oaks
1b. Development (project) number:	GA061-005
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 checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> (Designated as elderly when first built by GHA) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	__/__/1983
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:	50
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Unknown – (Note: GHA plans to pursue the purchase, or purchase or assist in the purchasing of homeownership units during the plan year. Presently, no particular units have been identified and therefore, no development name has yet been given)
1b. Development (project) number: N/A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY) 12/31/2009</u>
5. Number of units affected: ≤5
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

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? **June 21, 2005**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Care Connection McIntosh Trail Mental Health (Description: health care and prevention program)	50	PHA Residents/ Voluntary	Main Office	Public Housing
District 4 Health Services (Description: health care and prevention program)	40	PHA Youth/ Voluntary	Main Office	Public Housing
Georgia Department of Labor Career Center (Description: career guidance and job preparation)	150	PHA Residents/ Voluntary	Main Office	Public Housing
GHA's Economic Self-Sufficiency Program (Description: economic and social independence)	15	PHA Residents/ Voluntary (mandatory for credit renters)	Fairmont Learning Center	Public Housing
Griffin-Spalding County United Way (Description: social service program)	75	PHA Residents/ Voluntary	Main Office	Public Housing
New Connections to Work (Griffin Technical) (Description: job skills and job placement assistance)	25	PHA Residents/ Voluntary	Griffin Technical College	Public Housing
Salvation Army (Description: after school and social service program)	150	PHA Residents/ Voluntary	Main Office	Public Housing
Senior Services (Description: social and enrichment program for seniors)	35	Elderly Residents/ Voluntary	Spalding County Senior Center	Public Housing
Spalding County DFACS (Description: social service program)	125	PHA Residents/ Voluntary	Main Office	Public Housing
Spalding County Parks and Recreation (Description: after school and summer sports and activities)	100	PHA Youth/ Voluntary	Fairmont Park & City Park	Public Housing
WIA Youth Program (Griffin Tech) (Description: youth educational training, job preparation and enrichment program)	40	PHA Youth 16 – 21 years old/ Voluntary	Griffin Tech	Public Housing
Save our Children Academy (Description: Parenting Classes)	20	PHA Residents/Voluntary	Fairmont Park	Public Housing
United Bank (Money Smart Training Program)	30	PHA Residents/Voluntary	Main Office	Public Housing
Caring House Prenatal Care & Young Mothers	40	PHA Residents/Voluntary	Caring House	Public Housing
Arts & Crafts	50	PHA Senior Residents/Voluntary	Main Office	Public Housing
Help A Child Smile	75	PHA Residents/Voluntary	Meriwether Homes Fairmont Homes	Public Housing
Spalding County High School NORA NET	100	Youth	Fairmont Learning Center	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 26/04/2006)
Public Housing	0	0
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 policies at times in addition to admission and reexaminations.
- 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

See Attachment D.

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

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

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

Meriwether Homes (GA061-1) and Fairmont Homes (GA061-2)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

- **Crime awareness information in selected GHA Newsletters to residents**
- **Security Patrol**
- **Gated Communities**
- **GHA providing two (2) bikes for the Griffin Police Department off duty officers employed by GHA to perform bike patrol on GHA development sites.**

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

- **All of GHA's communities will be affected by these contemplated activities.**

C. Coordination between PHA and the police

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

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

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

- **All of GHA's communities will be affected by these measures and activities.**

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)]

GHA has met the requirements as stated in 24 *C.F.R.* Part 903.7(n). GHA's Pet Policy is contained in its Admissions and Continued Occupancy Policy and is available as a supporting document to this FY2008 Annual Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management

- Development-based accounting (**As required under the new subsidy rule, within the required time frame**)
- Comprehensive stock assessment
- Other: (list below) (**Development-based management as required under the new subsidy rule within the required time frame**)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:

Generally, the Resident Advisory Board is extremely supportive of GHA's Five-Year and Annual Plan activities and efforts. During the Resident Advisory Board meeting, comments related to the following:

- **Homeownership.** A RAB member stated that the Five-Year and Annual Plan was a good plan and that it will take the willing effort from all residents to make the plan a success. RAB member stated that the homeownership portion was a great idea provided that GHA can get the residents involved. No changes in the Five-Year or Annual Plans were required as a result of the comment.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below)
Through the consultation sessions with the Resident Advisory Boards, GHA considered and evaluated Resident Advisory Board members' comments and to the extent consistent with the direction of GHA, incorporated those comments within the Five-Year and/or Annual Plan during the planning preparation process.

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- **Resident is appointed for a set term by the Mayor of the City of Griffin, Georgia to serve on the Board.**

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)
- **Any resident selected by the Mayor of the City of Griffin, Georgia.**

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)
- **Appropriate governing official of the City of Griffin, Georgia.**

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Georgia Department of Community Affairs, 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)
 - To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
 - To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
 - To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
 - To improve the responsiveness of state and local policies to affordable housing issues.
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
 - To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
 - To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
 - To improve the responsiveness of state and local policies to affordable housing issues.

D. Other Information Required by HUD

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

1. DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATIONS”

GHA FY2008 - 2012 Five-Year Plan.

A “substantial deviation” or “significant amendment or modification” to GHA’s FY2008– 2012 Five-Year Plan (“Five-Year Plan”) is defined any substantial change, modification, or amendment to the Five-Year Plan that materially and significantly modifies GHA’s goals listed in Section B of the Five-Year Plan. A change in GHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.” Other than for “substantial deviation” or “significant amendment or modifications,” as defined above, GHA may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board or resident consultation.

GHA FY2008 Annual Plan.

A “substantial deviation” or “significant amendment or modification” to GHA’s FY2008 Annual Plan (“Annual Plan”) is defined as any substantial change, modification, or amendment to the Annual Plan that materially and significantly modify GHA’s goals listed in Section B of the Five-Year Plan or materially and significantly modifies the strategies outlined in the Annual Plan. Notwithstanding the foregoing, GHA may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by GHA and included in the FY2008 Annual Plan and such changes shall not be considered a “substantial deviation” or a “significant amendment or modification.” Specifically, GHA anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of replacement reserve funds under the Capital Fund) and such changes shall not be deemed to be a “substantial deviation or a “significant amendment or modification” to the FY2008 Annual Plan.

Public Housing Agency Plan Provision – Annual Plan Griffin Housing Authority

2. Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Griffin Housing Authority has adopted a policy (“Griffin Housing Authority VAWA), which was approved by the Board of Commissioners to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L.109-162) (VAWA). Griffin Housing Authority’s goals, objectives, and policies are to enable Griffin Housing Authority to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the Griffin Housing Authority Policy.

In addition, Griffin Housing Authority shall operate programs to serve the needs of adult and child victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in Griffin Housing Authority’s Annual Public Housing Agency Plan.

In addition:

- A.** The following activities, services, or programs are provided by Griffin Housing Authority, directly or in partnership with other services providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

- B.** The following activities, services, or programs are provided by Griffin Housing Authority to help child(ren) and adults victims of domestic violence, dating violence, sexual assault or stalking maintain housing.

- C.** The following activities, services, or programs are provided by Griffin Housing Authority to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

D. Attachments

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

TABLE OF CONTENTS FOR ATTACHMENTS

<u>Attachment</u>	<u>Description</u>	<u>Page No.</u>
Attachment A	Deconcentration Policy for Covered Developments Analysis	51
Attachment B	Resident Membership of the PHA Governing Board	52
Attachment C	Membership on the Resident Advisory Boards	53
Attachment D	Implementation of Public Housing Resident Community Service Requirements	54
Attachment E	Resident Assessment and Satisfaction Survey Statement	55
Attachment F	Violence against Women Act (VAWA)	56
Attachment G	Organizational Chart for GHA	57
Attachment H	Capital Fund Program Annual Statement	58
Attachment I	FY2007 Capital Fund Program Annual Statement.....	59
Attachment J	FY2006 CFP Performance and Evaluation Report (Revision No.2).....	63
Attachment K	FY2005 CFP Performance and Evaluation Report.....	66
Attachment L	FY2007 – 2011 Capital Fund Program Five-Year Action Plan	69

ATTACHMENT A

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS ANALYSIS

The Housing Authority of the City of Griffin, Georgia performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered developments should fall between 85% and 115% of the Authority-wide average income (“Established Income Range” or “EIR”). The average income for all of GHA’s covered communities was \$8,175.00 per household. The table below shows that **none** of the covered communities were outside of the EIF. Consequently, no Action Plan is required.

Development Number	Development Name	Average Income	Family Communities Average Income	Percentage Relative to EIR	Action Plan Required
95-1	Meriwether	\$9,700.00	\$8,175.00	90.50%	No
95-2	Fairmont	\$6,650.00	\$8,175.00	112%	No

GHA responds to the following deconcentration questions as follows:

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
N/A			

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

The Housing Authority of the City of Griffin, Georgia's governing board is the Board of Commissioners. Currently one resident serves on the Board of Commissioners. Her name and information is as follows:

Resident:	Melisha Turner
Term Length:	One (1) year but may be reappointed to successive terms
Term Expiration:	December 31, 2008
Method of Selection:	Appointed by the Mayor of the City of Griffin, Georgia

ATTACHMENT C

MEMBERSHIP ON THE RESIDENT ADVISORY BOARDS

The following members constitute The Housing Authority of the City of Griffin, Georgia's Resident Advisory Board. GHA consulted with the Resident Advisory Board in preparation for the submission of its FY2008-2012 Five-Year Plan and its FY2008 Annual Plan.

- Gean C. Armstrong
- David Smarr
- Andrea Smith
- Paula Lewis
- Ester Watts

ATTACHMENT D

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Housing Authority of the City of Griffin, Georgia has implemented all of the required Public Housing Resident Community Service Requirements and has incorporated those requirements in its key leasing and occupancy documents. Pursuant to Section 3.13.2, Subcomponent 12C of HUD's *Public Housing Agency [PHA] Plan Desk Guide*, GHA offers the following description of its efforts:

1. Administrative Steps to Implement the Community Service Requirements.
 - A. Admissions and Continued Occupancy Policy Provision: Section 3-4.6
 - B. Dwelling Lease Provision: Section 13(D)
2. Type of Activities in which Residents may Participate. Residents may participate in any approved activity of a bona fide social service or public agency, including, but not limited to, United Way agency, Habitat for Humanity, Salvation Army, or other Internal Revenue Code Section 501(c)(3) entity that accepts volunteers and monitors attendance.
3. Partner Agencies. Any bona fide social service, public agency or Internal Revenue Code Section 501(c)(3) entity may offer residents opportunities to fulfill the community service requirements, provided that the agency monitors and reports a resident's attendance to GHA on GHA approved forms.
4. Process to Cure Noncompliance. A resident who fails to satisfy the community service requirement may cure the non-compliance as follows:

GHA will offer the family member(s) one opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree(s) to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over a sixty (60) day period beginning with the date of the agreement and the resident shall, at the same time, stay current with that year's community service requirement. The first hours a resident earns will be applied toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill his or her obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours, the GHA may take action to terminate the lease.

ATTACHMENT E

RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT

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

<u>Section</u>	<u>Score</u>
Maintenance and Repair:	97.1%
Communication:	81.8%
Safety:	91.9%
Services:	96.9%
Housing Development Appearance:	82.5%

As GHA did not receive a score of less than 75% in any section of the Survey, no Follow-up Plan or further information is required from GHA. Even so, GHA intends to continue its efforts to work with the residents to improve the communication and customer service between the residents and management.

ATTACHMENT F

Violence Against Women Act (VAWA)

The Griffin Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA) which pertain to public housing agencies. First, the Authority will not deny admission to an applicant based solely on the fact that they have been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other drug and/or other criminal activity or good cause.

All information provided by an applicant or resident regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

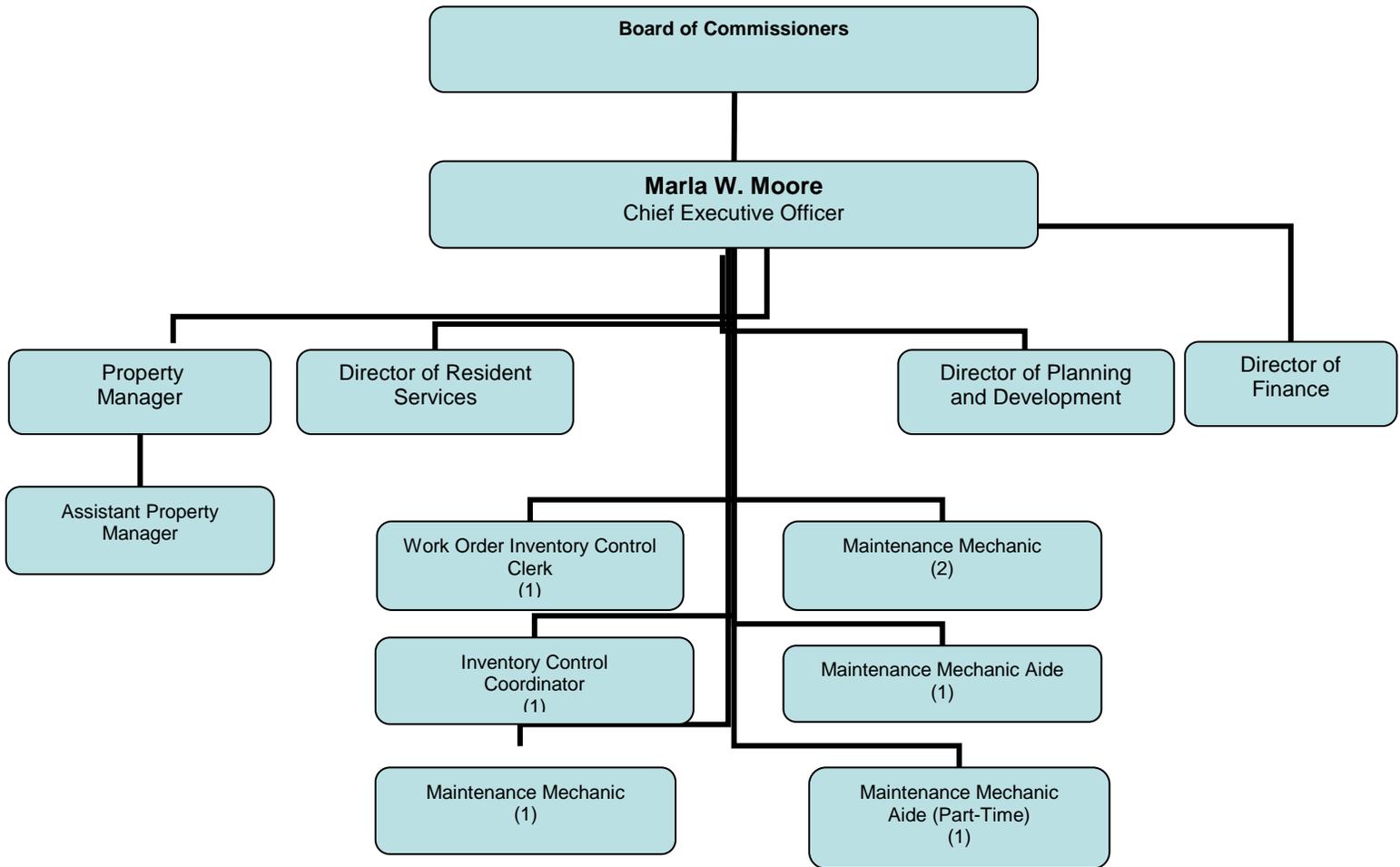
At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Chief Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

The Griffin Housing Authority has entered into a Memorandum of Agreement with Promise Place. Promise Place will provide the protocol for providing assistance concerning domestic violence, stalking, etc. The services will provide shelter, food, clothing, legal services, and counseling, etc.

The Housing Authority notifies all applicants of the information pertaining to public housing agencies included in the Violence Against Women Act during the application process.

ATTACHMENT G

The Housing Authority of the City of Griffin, Georgia Organizational Chart (Revised February 2007)



Total Positions: 11

EXHIBIT H

**Griffin Housing Authority PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

**CAPITAL FUND PROGRAM
ANNUAL STATEMENT (FY 2008)**

ga061e01 Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Griffin, GA	Grant Type and Number Capital Fund Program Grant No:GA06P06150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$39,586.00			
3	1408 Management Improvements	\$79,162.00			
4	1410 Administration	\$39,586.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$60,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$64,688.00			
10	1460 Dwelling Structures	\$37,836.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$75,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	\$395,858.00			
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security –Soft Costs				
25	Amount of Line XX related to Security-- Hard Costs				

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

PHA Name: Housing Authority of Griffin, Georgia		Grant Type and Number					Federal FY of Grant: 2008		
		Capital Fund Program Grant No: GA06PO6150108							
		Replacement Housing Factor Grant No:							
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. No	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406		39,586.00				
PHA-Wide	Management Improvements		1408	3	79,162.00				
	Protective Services-Security				31,751.00				
	Technical Assistance/Staff Training				47,411.00				
PHA Wide	Administration		1410	4	39,586.00				
	Executive Director				12,618.00				
	Administrative Assistant				3,120.00				
	Resident Initiatives Coordinator				23,848.00				
PHA Wide	Fees and Costs		1430	1	60,000.00				
	Architectural/Engineering/Consulting Fees				35,000.00				
GA061/02	Architectural/Engineering/Consulting Fees (LBP and Asbestos Testing)				\$25,000.00				
	Site Improvements		1450		64,688.00				
GA061-01	Landscaping			100% of all repairs needed	22,202.00				
GA061-02	Landscaping								
GA061-05	Landscaping								
GA061-05	Ramps				\$42,486.00				
	Dwelling Structures		1460		37,836.00				
GA061-01/02/05	Replace Counter Tops & Cabinets, remodel bathrooms, repair roofs, replace flooring, remodel Porches			100% of all repairs needed	37,836.00				
	Non-dwelling Equipment		1475		75,000.00				
	Authority Vehicles			2	60,000.00				

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

PHA Name: Housing Authority of Griffin, GA		Grant Type and Number Capital Fund Program No: GA06PO6150108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE 1406	6/12/10			6/12/12				
PHA WIDE 1408	6/12/10			6/12/12				
PHA WIDE 1410	6/12/10			6/12/12				
PHA WIDE 1430	6/12/10			6/12/12				
1450	6/12/10			6/12/12				
1460	6/12/10			6/12/12				
1475	6/12/10			6/12/12				

ga061e01 Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Griffin, GA	Grant Type and Number Capital Fund Program Grant No:GA06P06150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	--	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report as of 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$39,439.00	\$39,439.00	0	
3	1408 Management Improvements	\$78,878.00	\$78,878.00	\$46,800.00	\$22,820.00
4	1410 Administration	\$39,439.00	\$39,439.00	\$36,827.00	\$27,157.17
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000.00	\$35,000.00	\$20,000.00	\$13,294.06
8	1440 Site Acquisition				
9	1450 Site Improvement	\$99,432.00	\$99,432.00	\$3,800.00	\$3,800.00
10	1460 Dwelling Structures	\$38,470.00	\$38,470.00	\$19,420.00	\$19,440.06
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$48,732.00	\$48,732.00	0	0
13	1475 Nondwelling Equipment	\$15,000.00	\$15,000.00	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	\$394,390.00	\$394,390.00	\$126,847.00	\$86,511.29
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security –Soft Costs				
25	Amount of Line XX related to Security-- Hard Costs				

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

PHA Name: Housing Authority of Griffin, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06PO6150107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. No	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA Wide	Operations		1406		39,439.00	39,439.00	0	0		
PHA-Wide	Management Improvements		1408	3	78,878.00	78,878.00	46,800.00	22,820.00		
	Protective Services-Security Technical Assistance/Staff Training				31,457.00 47,421.00	31,457.00 47,421.00	24,000.00 22,800.00	22,820.00 0		
PHA Wide	Administration		1410	4	39,439.00	39,439.00	36,827.00	27,157.17		
	Executive Director Administrative Assistant Resident Initiatives Coordinator				12,618.00 3,120.00 23,701.00	12,618.00 3,120.00 23,701.00	11,767.00 2,275.00 22,785.00	8,559.35 2,003.07 16,594.75		
PHA Wide	Fees and Costs		1430	1	35,000.00	35,000.00	20,000.00	13,294.06		
	Architectural/Engineering/Consulting Fees				35,000.00	35,000.00	20,000.00	13,294.06		
	Site Improvements		1450		99,432.00	99,432.00	3,800.00	3,800.00		
GA061-01 GA061-02 GA061-05 GA061-05 GA061-01 GA061-02	Landscaping Landscaping Landscaping Ramps Fencing Fencing			100% of all repairs needed N/A 100% of site	21,322.00 36,358.00 0 41,752.00	21,322.00 36,358.00 0 41,752.00	3,800.00 0 0	3,800.00 0 0		
	Dwelling Structures		1460		38,470.00	38,470.00	19,420.00	19,440.06		
GA061-01/02/05	Replace Counter Tops & Cabinets, remodel bathrooms, repair roofs, replace flooring, remodel porches			100% of all repairs needed	38,470.00	38,470.00	19,420.00	19,440.06		
	1470 Non-dwelling Structures		1470	1	48,732.00	48,732.00	0	0		
	Administrative Office Improvements			100% of all repairs needed	48,732.00	48,732.00	0	0		
	Non-dwelling Equipment		1475		15,000.00	15,000.00	0	0		
	Office Equipment				15,000.00	15,000.00	0	0		

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

PHA Name: Housing Authority of Griffin, GA		Grant Type and Number Capital Fund Program No: GA06PO6150107 Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE 1406	9/16/09			9/16/11				
PHA WIDE 1408	9/16/09			9/16/11				
PHA WIDE 1410	9/16/09			9/30/11				
PHA WIDE 1430	9/16/09			9/16/11				
1450	9/16/09			9/16/11				
1460	9/16/09			9/16/11				
1470	9/16/09			9/16/11				
1475	9/16/09			9/16/11				

ga061e01 Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Griffin, GA	Grant Type and Number Capital Fund Program Grant No:GA06P06150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement as of 3/31/08
 Performance and Evaluation Report as of 3/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$39,731.00	\$39,731.00	\$39,731.00	\$39,731.00
3	1408 Management Improvements	\$79,462.00	\$79,462.00	\$79,462.00	\$79,462.00
4	1410 Administration	\$39,731.00	\$39,731.00	\$39,731.00	\$39,731.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$46,840.00	\$46,840.00	\$46,840.00	\$46,840.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$104,945.00	\$104,945.00	\$31,697.00	\$31,697.00
10	1460 Dwelling Structures	\$76,599.00	\$76,599.00	\$76,011.00	\$76,011.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines.....)	\$397,308.00	\$397,308.00	\$323,472.00	\$323,472.00
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 compliance				
24	Amount of line 1408 Related to Security –Soft Costs				
25	Amount of Line XX related to Security-- Hard Costs				

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

PHA Name: Housing Authority of Griffin, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06PO6150106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. No	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		1406		39,731.00	39,731.00	39,731.00	39,731.00	Completed
PHA-Wide	Management Improvements		1408	2	79,462.00	79,462.00	79,462.00	79,462.00	Completed
	Protective Services-Security				29,263.00	29,263.00	29,263.00	29,263.00	
	Technical Assistance/Staff Training				50,199.00	50,199.00	50,199.00	50,199.00	
PHA Wide	Administration		1410	3	39,731.00	39,731.00	39,731.00	39,731.00	Completed
	Executive Director				11,395.00	11,867.00	11,867.00	11,867.00	
	Administrative Assistants/Coordinators				4,500.00	2,319.00	2,319.00	2,319.00	
	Resident Initiatives Coordinator				23,836.00	25,545.00	25,545.00	25,545.00	
PHA Wide	Fees and Costs		1430	1	46,840.00	46,840.00	46,840.00	46,840.00	Completed
	Architectural/Engineering/Consulting Fees				46,840.00	46,840.00	46,840.00	46,840.00	
	Site Improvements		1450		104,945.00	104,945.00	31,697.00	31,697.00	
GA061-01	Landscaping			100% of all repairs needed	0	0	0	0	
GA061-02	Landscaping								
GA061-05	Landscaping								
GA061-01	Fencing			Entire site	46,697.00	46,697.00	31,697.00	31,697.00	
GA061-02	Fencing			18% of site	58,248.00	58,248.00	0	0	
	Dwelling Structures		1460		76,599.00	76,599.00	76,011.00	76,011.00	
GA061-01/02/05	Replace Counter Tops & Cabinets, remodel bathrooms, repair roofs, replace flooring, remodel porches			100% of all repairs needed needed	0	4,599.00	4,011.00	4,011.00	
GA061-05	Install A/C units			12 units	76,599.00	72,000.00	72,000.00	72,000.00	
	Non-dwelling Equipment		1475		10,000.00	10,000.00	10,000.00	10,000.00	Completed
	Office Equipment				10,000.00	10,000.00	10,000.00	10,000.00	

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

PHA Name: Housing Authority of Griffin, GA			Grant Type and Number Capital Fund Program No: GA06PO6150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE 1406	9/16/08	3/31/08	3/31/08	9/16/10	3/31/08	3/31/08		
PHA WIDE 1408	9/16/08	3/31/08	3/31/08	9/16/10	3/31/08	3/31/08		
PHA WIDE 1410	9/16/08	3/31/08	3/31/08	9/30/10	3/31/08	3/31/08		
PHA WIDE 1430	9/16/08	3/31/07	3/31/07	9/16/10	3/31/08	3/31/08		
1450	9/16/08			9/16/10				
1460	9/16/08			9/16/10				
1475	9/16/08	3/31/07	3/31/07	9/16/10	3/31/07	3/31/07		

ATTACHMENT L
FY 2008 – 2012 CAPITAL FUND
PROGRAM FIVE-YEAR ACTION PLAN

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name: The Housing Authority of the City of Griffin, Georgia				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
	Annual Statement					
PHA-WIDE Operations		\$ 39,586	\$ 39,586	\$ 39,586	\$ 39,586	
PHA-WIDE Management Imp		\$ 79,162	\$ 79,162	\$ 79,162	\$ 79,162	
PHA-WIDE Administration		\$ 39,586	\$ 39,586	\$ 39,586	\$ 39,586	
PHA-WIDE Fees and Costs		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	
Site Improvements GA061-01 GA061-02 GA061-05		\$ 64,688	\$ 64,688	\$ 64,688	\$ 64,688	
Dwelling Structures		\$ 37,836	\$ 37,836	\$ 37,836	\$ 37,836	
PHA WIDE Non-Dwelling Equip		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	
CFP Funds Listed for 5-year planning		\$395,858	\$395,858	\$395,858	\$395,858	
Replacement Housing Factor Funds						

Activities for Year 1	Activities for Year (2) FFY Grant: 2009 PHA FY: 2009			Activities for Year (3) FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA-WIDE	Operations	39,586.00	PHA-WIDE	Operations	39,586.00
See Annual Statement	PHA-WIDE	Management Imp. Protective Services (Security) Technical Assistance/ Staff Training	\$79,162.00 \$31,751.00 \$47,411.00	PHA-WIDE	Management Imp. Protective Services (Security) Technical Assistance/ Staff Training	\$79,162.00 \$31,751.00 \$47,411.00
	PHA-WIDE	Administration Executive Director Adm. Assist Resident Initiative Coordinator	\$39,586.00 \$12,618.00 \$ 3,120.00 \$23,848.00	PHA-WIDE	Administration Executive Director Adm. Assist Resident Initiative Coordinator	\$39,586.00 \$12,618.00 \$ 3,120.00 \$23,848.00
	PHA-WIDE	Fees and Costs A/E Fees	\$60,000.00 \$35,000.00	PHA-WIDE	Fees and Costs A/E Fees	\$60,000.00 \$35,000.00
	GA061-01 GA061-02	LBP Abatement and Post Testing LBP Abatement and Post Testing	\$12,500.00 \$12,500.00	GA061-01 GA061-02	LBP Abatement and Post Testing LBP Abatement and Post Testing	\$12,500.00 \$12,500.00
	GA061-01 GA061-02 GA061-01 GA061-02 GA061-05	Site Improvements Landscaping Fencing Ramps	\$ 64,688.00 \$22,202.00 \$42,486.00	GA061-01 GA061-02 GA061-01 GA061-02 GA061-05	Site Improvements Landscaping Fencing Ramps	\$ 64,688.00 \$22,202.00 \$42,486.00
	GA061-01 GA061-02 GA061-02 GA061-05 GA061-01 GA061-02	Dwelling Structures Install A/C Units Replace Counter Tops , Cabinets & Flooring; remodel bathrooms; repair roofs; remodel porches	\$ 37,836.00 \$ 0 \$37,836.00	GA061-01 GA061-02 GA061-02 GA061-05 GA061-01 GA061-02	Dwelling Structures Install A/C Units Replace Counter Tops , Cabinets & Flooring; remodel bathrooms; repair roofs; remodel porches	\$ 62,836.00 \$ 0 \$37,836.00
		Nondwelling Structures Administrative Office Improvements	\$0.00		Nondwelling Structures Administrative Office Improvements	\$0.00
	PHA-WIDE	Nondwelling Equipment Maintenance Vehicles Office Equipment	\$75,000 \$60,000 \$15,000	PHA-WIDE	Nondwelling Equipment Maintenance Vehicles Office Equipment	\$75,000 \$60,000 \$15,000
Total CFP Estimated Cost			\$395,858			\$395,858

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities							
Activities for Year 1	Activities for Year (4) FFY Grant: 2011 PHA FY: 2011			Activities for Year (5) FFY Grant: 2012 PHA FY: 2012			
	Development Name/Number	Major Work Categories	Estimated Cost		Development Name/Number	Major Work Categories	Estimated Cost
	PHA-WIDE	Operations	\$39,586.00		PHA-WIDE	Operations	\$39,586.00
	PHA-WIDE	Management Imp. Protective Services (Security) Technical Assistance/ Staff Training	\$79,162.00 \$31,751.00 \$47,411.00		PHA-WIDE	Management Imp. Protective Services (Security) Technical Assistance/ Staff Training	\$79,162.00 \$31,751.00 \$47,411.00
	PHA-WIDE	Administration Executive Director Adm. Assist Resident Initiative Coordinator	\$39,586.00 \$12,618.00 \$ 3,120.00 \$23,848.00		PHA-WIDE	Administration Executive Director Adm. Assist Resident Initiative Coordinator	\$39,586.00 \$12,618.00 \$ 3,120.00 \$23,848.00
	PHA-WIDE	Fees and Costs A/E Fees	\$60,000.00 \$35,000.00		PHA-WIDE	Fees and Costs A/E Fees	\$60,000.00 \$35,000.00
	GA061-01 GA061-02	LBP Abatement and Post Testing LBP Abatement and Post Testing	\$12,500.00 \$12,500.00		GA061-01 GA061-02	LBP Abatement and Post Testing LBP Abatement and Post Testing	\$12,500.00 \$12,500.00
	GA061-01 GA061-02 GA061-01 GA061-02 GA061-05	Site Improvements Landscaping Fencing Ramps	\$ 64,688.00 \$22,202.00 \$42,486.00		GA061-01 GA061-02 GA061-01	Site Improvements Landscaping Fencing Ramps	\$ 64,688.00 \$64,688.00 \$42,486.00
	GA061-01 GA061-02 GA061-02 GA061-05 GA061-01 GA061-02	Dwelling Structures Install A/C Units Replace Counter Tops , Cabinets & Flooring; remodel bathrooms; repair roofs; remodel porches	\$37,836.00 \$ 0 \$37,836.00		GA061-01 GA061-02 GA061-02 GA061-05 GA061-01 GA061-02	Dwelling Structures Install A/C Units Replace Counter Tops , Cabinets & Flooring; remodel bathrooms; repair roofs; remodel porches	\$37,836.00 \$ 0 \$37,836.00
		Nondwelling Structure Administrative Office Improvements	\$0.00 \$0.00			Nondwelling Structures Administrative Office Improvements	\$0.00 \$0.00
	PHA-WIDE	Nondwelling Equipment Maintenance Vehicles Office Equipment	\$75,000 \$60,000 \$15,000		PHA-WIDE	Nondwelling Equipment Maintenance Vehicles Office Equipment	\$75,000 \$60,000 \$15,000
	Total CFP Estimated Cost		\$395,858				\$395,858