

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

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# PHA Plans

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

**Housing Authority of the City of East Point, Georgia**

GA078v02-2008

**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:** Housing Authority of the City of East Point, Georgia

**PHA Number:** GA078

**PHA Fiscal Year Beginning:** 10/01/2008

### 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**

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) \_\_\_\_\_
  - Improve voucher management: (SEMAP score) \_\_\_\_\_
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: *See Annual Statement & 5-yr Plan*
  - Demolish or dispose of obsolete public housing: *Developments GA078-1/GA078-2*
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

- PHA Goal: Increase assisted housing choices
  - Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: Implement voucher project based assistance.

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

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

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
  - Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

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

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

Statement of Progress in meeting the 5- Year Plan Mission and Goals:

*Goal One: Operate the Low Income Public Housing and Housing Choice Voucher Programs of the Housing Authority of the City of East Point (HACEPG) consistent with HUD requirements.*

- 1. Obtain no less than "Standard Performer" designation on the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP).*
- 2. Operate all HUD Funded housing programs with no unresolved review findings carried over between review periods.*
- 3. Operate all HACEPG programs in compliance with all applicable fair housing and equal opportunity regulations.*

*Goal Two: Provide Homeownership opportunities for low and moderate-income families*

- 1. Perform feasibility analysis for possible Section 8 homeownership program, to be followed by program design should the analysis encourage the creation of a Section 8 homeownership program.*
- 2. Consider converting a portion of Martel Homes from rental public housing into homeownership.*

*Goal Three: Provide additional "non--public housing" affordable housing*

- 1. Perform feasibility analysis for possible conversion of a portion of Martel Homes from public housing to Project Based Voucher units.*
- 2. Consider purchasing existing single-family properties within East Point as additional affordable housing stock.*

*Goal Four: Operate HACEPG's HUD funded housing programs in a fiscally responsible manner.*

- 1. Create and maintain operating reserves in the low income public housing program.*
- 2. Create and maintain Housing Choice Voucher reserves.*
- 3. Operate without any unresolved fiscal audit findings carried over between fiscal audits.*

*Goal Five: Disposition Activity*

- 1. Obsolescence of Hillcrest Homes (GA078-01) and Washington Carver Homes (GA078-02) coupled with interest in acquisition by third parties and the opportunity to create non low income public housing opportunities for low and moderate income people. A Disposition Application has been submitted to the U.S. Department of Housing and Urban Development for both GA078-01 and GA078-02.*

## Annual PHA Plan PHA Fiscal Year 2007

[24 CFR Part 903.7]

### i. Annual Plan Type:

Standard Plan

#### Streamlined Plan:

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

### ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

*The Housing Authority of the City of East Point, GA (HACEPG) will continue to focus on activities designed to increase the number of quality affordable housing units available to low and moderate income families. This will include disposition of Hillcrest Homes and Washington Carver Homes, and a study of the remaining housing stock to determine its continued viability in light of new development activity taking place in the community.*

*HACEPG will use capital fund proceeds, as well as any proceeds from Housing Authority Board of Commissioners authorized activities to correct deficiencies that affect the health, safety and security of the Housing Authority's residents and will continue to use capital fund proceeds to correct deficiencies cited in REAC inspections.*

*HACEPG will continue to improve the delivery of services to all residents and the families on its waiting lists. These initiatives are designed to maximize strategies geared to self-sufficiency combined with new approaches to the provision of affordable housing, including public-private partnerships to expand the inventory of affordable housing.*

*Home Ownership is a priority of HACEPG and the agency will consider approaches for implementation in both the Housing Choice Voucher and low income public housing contexts.*

*Management will continue to look for training opportunities to assist staff in providing efficient and effective service to HACEPG's clients.*

*The Board of Commissioners is provided with monthly data regarding the low income public housing program, Housing Choice Voucher program and the financial condition of HACEPG. These monthly reports will continue.*

*HACEPG will continue to seek non-federal funding sources to increase affordable and work force housing opportunities throughout its area of service delivery.*

## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Plan)	
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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

### 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1275	5	2	2	N/A	1	3
Income >30% but <=50% of AMI	2	3	2	2	N/A	1	3
Income >50% but <80% of AMI	0	1	2	2	N/A	1	2
Elderly	18	4	5	4	5	1	3
Families with Disabilities	125	5	5	4	5	1	3
Race/Ethnicity - White	24	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Black	1243	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity -- Hispanic	3	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Asian	0	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  
Indicate year: 2003
- 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: HACEPG waiting list data.

### 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			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	<b>Public Housing</b>		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1275		65
Extremely low income <=30% AMI	1273	99.84	
Very low income (>30% but <=50% AMI)	2	.15	
Low income (>50% but <80% AMI)	0	0	
Families with children	1231	96.70	

Housing Needs of Families on the Waiting List			
Elderly families	18	1.41	
Families with Disabilities	125	9.82	
Race/ethnicity (White)	24	.68	
Race/ethnicity (Black)	1243	97.64	
Race/ethnicity	3	.24	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	263	20.66	
2 BR	522	41.00	
3 BR	391	30.71	
4 BR	75	5.89	
5 BR	23	1.81	
5+ BR	1	.08	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	365		0
Extremely low income <=30% AMI	364	99.72	
Very low income (>30% but <=50% AMI)	1	.27	

Low income (>50% but <80% AMI)	0	0	
Families with children	322	88.22	
Elderly families	4	1.10	
Families with Disabilities	79	21.64	
Race/ethnicity - White	0	0	
Race/ethnicity - Black	321	87.95	
Race/ethnicity - Hispanic	1	.27	
Race/ethnicity - Asian	0	0	
Characteristics by Bedroom Size (Section 8 Only)			
1BR	43	11.78	
2 BR	168	46.03	
3 BR	144	39.45	
4 BR	9	2.47	
5 BR	1	.27	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 4 Years			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.79 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	1,307,773	
b) Public Housing Capital Fund	805,726	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,880,278	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2007:	705,206	Anticipated Capital Improvements/Mod Rehab
<b>3. Public Housing Dwelling Rental Income</b>	180,187	Public Housing Operations
<b>4. Other income (list below)</b>		
Tenant (Other):	28,000	Public Housing Operations
Interest:	5,500	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>4,792,447</b>	

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations

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

[24 CFR Part 903.79 (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: *Verification of eligibility is made as units are anticipated to become available (continual basis).*
  - Other (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

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

**(4) Admissions Preferences**

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Date and Time

Former Federal preferences:

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

- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: *Martel Homes; GA 78-3*
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other

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:

*Martel Homes – GA078003*

## B. Section 8

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

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 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. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

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

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

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

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

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

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

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 10%
- Other: Any time the family experiences a change in family composition

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

**(2) Flat Rents**

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

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

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually; and
- Other: Any time HUD issues an updated fair market rent determination

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 903.79 (e)]

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

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	376	65
Section 8 Vouchers	250	4
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

### C. Management and Maintenance Policies

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

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

Admissions & Continued Occupancy Policy and Maintenance Plan & Procedures:

"All units are treated monthly and as additionally needed by a EPHA employee who is state certified to apply interior and exterior pesticides. There is no cost to the tenant with unlimited call-back service for re-treatment."

- (2) Section 8 Management: (list below)

### 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

#### A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.79 (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 A*

-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 B*.

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Hillcrest Homes
1b. Development (project) number:	GA078001
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>3/5/07</u>
5. Number of units affected:	100
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: <u>9/1/08</u> b. Projected end date of activity: <u>9/1/10</u>

Demolition/Disposition Activity Description	
1a. Development name:	Washington Carver Homes
1b. Development (project) number:	GA078002
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>3/5/07</u>
5. Number of units affected:	100
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: <u>9/1/08</u> b. Projected end date of activity: <u>9/1/10</u>

Demolition/Disposition Activity Description	
1a. Development name:	Nelms House
1b. Development (project) number:	GA078005
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>2/1/06</u>
5. Number of units affected:	100
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: <u>10/1/07</u> b. Projected end date of activity: <u>7/1/08</u>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	N/A
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	_____
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan in FY _____ <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name: Martel Homes	
1b. Development (project) number: GA06P078003	
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 checked="" type="checkbox"/> Other: In the planning stage. Assessment to begin in 2008.	
3. <input checked="" 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 <input checked="" type="checkbox"/> Other: Still at the consideration and planning stage. Conversion Plan not yet begun.	
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 checked="" type="checkbox"/> Other: Not yet addressed. Still in the planning stage.

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>	
1a. Development name: Martel Homes	
1b. Development (project) number: GA078-03	
2. Federal Program authority: (undetermined as yet)	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/01/2010)	
5. Number of units affected: 10	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

### B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

[24 CFR Part 903.79 (f)]

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? July 1993

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

- Client referrals (verbal only)
- 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



### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:  
(select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (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)

*Hillcrest Homes (GA06P078001)*

*Washington Carver Homes (GA06P078002)*

**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:

- 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: Additional patrols and task force activities through the East Point Police Department and Tri-City Narcotics.

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

*Hillcrest Homes (GA06P078001)*

*Washington Carver Homes (GA06P078002)*

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

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

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

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

*Hillcrest Homes (GA06P078001)*

*Washington Carver Homes (GA06P078002)*

*Martel Homes (GA06P078003)*

*Hurd Homes (GA06P078004)*

**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)]

Refer to attachment: **Attachment F**

**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? 2
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: PHA involvement with outside project development and bond issuance.
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 E**
- Provided at:

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:

The Resident Advisory Board were involved with the creation of the Annual Plan and comments received during the preparation of the Annual Plan were incorporated therein.

- Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other:

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: Resident Board Member is appointed by the Mayor; suggestions or recommendations are accepted from all outside parties.

**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: East Point, 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)

Demolition and/or disposition of obsolete public housing to allow for the development of non-public housing, mixed income developments.

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

*The Consolidated Plan for the City of East Point identifies specific trends and needs for housing in the City. Page 114 identifies that the City of East Point has a higher proportion of pre-1940 homes than is common for the state as a whole. Therefore, this factor indicates the lack of new home construction that is primarily associated with dynamic growth in a suburb of a large metropolitan city.*

*The Housing Authority of the City of East Point, Georgia, undertakes programs that support all issues outlined in the City of East Point's Consolidated Plan. Through its public housing program, the HACEPG administers and maintains 483 units of affordable rental housing in the community. Further, through its modernization program, the HACEPG maintains these units to a high standard, which helps assure that the city has quality affordable rental dwellings available for families needing government subsidized rental housing. Through its Housing Choice Voucher Program, the HACEPG supports families in their ability to find suitable affordable housing in the city of East Point. The HACEPG also ensures that local landlords maintain their properties to a high standard.*

*Through these programs, the HACEPG increases the quantity of affordable housing, increases the pool of available renters, and helps arrest the further decline of housing quality in the city. Therefore, as the primary goals for the Consolidated Plan are to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons, the HACEPG is consistent with the goals established. To this end, the HACEPG has diligently worked to extend and strengthen partnerships with government and private sector entities for the production and operation of affordable housing.*

## **D. Other Information Required by HUD (None)**

## **E. Attachments**

Attachment A	Original Annual Statement CFP No. GA06P078501-08
Attachment B	Capital Fund Program 5-Year Action Plan
Attachment C	Resident Board Member
Attachment D	Admissions Policy for Deconcentration
Attachment E	Resident Advisory Board Membership
Attachment F	Recommendations from Resident Advisory Board
Attachment G	Pet Policy
Attachment H	VAWA Policy
Attachment I	Annual Statement/Performance & Evaluation Report CFP No. GA06P078501-07 for the period ending March 31, 2008
Attachment J	Annual Statement/Performance & Evaluation Report CFP No. GA06P078501-06 for the period ending March 31, 2008
Attachment K	Revised Annual Statement/Final Performance & Evaluation Report CFP No. GA06P078501-05
Attachment L	Revised Annual Statement/Final Performance & Evaluation Report CFP No. GA06P078501-04
Attachment M	Revised Annual Statement/Final Performance & Evaluation Report CFP No. GA06P078501-03
Attachment N	Final Performance & Evaluation Report CFP No. GA06P078502-03
Attachment O	Revised Annual Statement/Final Performance & Evaluation Report CFP No. GA06P078501-02
Attachment P	A. Operations and Management (for Section 5, Page 30), B. Management and Maintenance Procedures (for Section 5, Page 30) PHA Community Service (from Section 12, Page 40) PHA Organizational Chart

## Attachment A

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA

Grant Type and Number:  
Capital Fund Program Grant No: GA06P078501-08  
Replacement Housing Factor Grant No:

Federal FY of Grant:  
**2008**

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

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	174,349				
3	1408 Management Improvements	56,400				
4	1410 Administration	60,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	440,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	2,000				
10	1460 Dwelling Structures	2,000				
11	1465.1 Dwelling Equipment--Nonexpendable	1,000				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	136,000				
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	871,749				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security -- Soft Costs					
25	Amount of Line 21 Related to Security -- Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

**Attachment A**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages											
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>					Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-08</b>			Federal FY of Grant: <b>2008</b>			
General Description of Major Work Categories					Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
Development Number Name/HA-Wide Activities	Operating Budget Supplement	TOTAL	Financial Services for fraud/theft control and accountant training	Computer Software and Hardware			TOTAL	Original	Revised	Funds Obligated	Funds Expended
					COCC	Operating Budget Supplement					
	<b>TOTAL</b>				<b>1406</b>		<b>174,349</b>				
COCC	Financial Services for fraud/theft control and accountant training				1408	L/S	26,400				
	Computer Software and Hardware				1408	L/S	30,000				
	<b>TOTAL</b>				<b>1408</b>		<b>56,400</b>				
COCC	Prorated Salary/Benefit Costs for CFP Grant Work – Ex. Dir.				1410	L/S	0				
	Prorated Salary/Benefit Costs for CFP Grant Work – Dir of Housing				1410	L/S	0				
	Prorated Salary/Benefit Costs for CFP Grant Work – Finance Spec.				1410	L/S	0				
	Central Office Cost Center Salary/Benefit Expense				1410	L/S	60,000				
	<b>TOTAL</b>				<b>1410</b>		<b>60,000</b>				
AMP 3	Program Administration Services				1430	L/S	50,000				
	Modernization Inspections (COW)				1430	L/S	15,000				
	A&E Services				1430	L/S	355,000				
AMP 1 & 2	Relocation Counselor				1430	L/S	20,000				
	<b>TOTAL</b>				<b>1430</b>		<b>440,000</b>				

Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>					Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-08</b>			Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 2 & 3	Remove Trees, roots, add fill soil & sod	1450	N/A	1,000					
AMP 2 & 3	Walkway Repairs/Concrete Grinding	1450	N/A	1,000					
	<b>TOTAL</b>	<b>1450</b>		<b>2,000</b>					
AMP 1	Non-Routine Maintenance expenditures that may occur during project disposition.	1460	100	1,000					
AMP 2	Non-Routine Maintenance expenditures that may occur during project disposition.	1460	100	1,000					
	<b>TOTAL</b>	<b>1460</b>		<b>2,000</b>					

## Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>			Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HIA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP_3	Ranges/Refrigerators	1465.1	15	1,000					
	<b>TOTAL</b>	<b>1465.1</b>		<b>1,000</b>					
AMP 1 & 2	Relocation	1495.1	n/a	136,000					
	<b>TOTAL</b>	<b>1495.1</b>		<b>136,000</b>					
	<b>GRAND TOTAL</b>			<b>871,749</b>					



## Attachment B

<b>Capital Fund Program Five-Year Action Plan Part I: Summary</b>					
PHA Name East Point Housing Authority		Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
COCC (Operations)		174,350	174,350	174,350	174,350
COCC (1408, 1410)		217,500	185,000	170,000	170,000
AMP 1 (Hillcrest)		10,000	15,000	0	0
AMP 2 (Washington-Carver)		10,000	15,000	0	0
AMP 3 (Martel)		429,899	397,399	368,490	368,490
AMP 2 (Hurd)		30	85,000	158,909	158,909
CFP Funds Listed for 5-year planning	871,749	871,749	871,749	871,749	871,749
Replacement Housing Factor Funds					

## Attachment B

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2009		Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
Development Name/No.	Major Work Categories	Estimated Cost	Development Name/No.	Major Work Categories	Estimated Cost
<b>See</b>	Operations	174,350	COCC	Operations	174,350
<b>Annual</b>	Financial Services	10,000	COCC	Financial Services	10,000
<b>Statement</b>	Computer Services & Improvements	27,500	COCC	Computer Services & Improvements	27,500
	Legal Services	10,000	COCC	Legal Services	10,000
	Prorated Salary/Benefit -Ex. Dir.	25,000	COCC	Prorated Salary/Benefit -Ex. Dir.	25,000
	Prorated Salary/Benefit - PH Sup.	10,000	COCC	Prorated Salary/Benefit - PH Sup.	10,000
	Prorated Salary/Benefit – Finance Splst	5,000	COCC	Prorated Salary/Benefit – Finance Splst	5,000
	Program Administration Services	50,000	AMP 3	Program Administration Services	50,000
	Inspections (COW)	25,000	AMP 3	Inspections (COW)	25,000
	New Development Planning	10,000	AMP 3	New Development Planning	10,000
	A & E Services	25,000	AMP 3	A & E Services	25,000
	Relocation Counselor	20,000	AMP 1 & 2	Relocation Counselor	20,000
	Appliances	20,000	AMP 3	Appliances	23,909
	Remove Trees, roots, add fill soil & sod	15,7045	AMP 2 & 3	Remove Trees, roots, add fill soil & sod	5,000
	Walkway Repairs/Concrete Grinding	15,704	AMP 2 & 3	Walkway Repairs/Concrete Grinding	5,000
	Non-Routine Maintenance expenditures that may occur during project disposition.	10,000	AMP 1	Non-Routine Maintenance expenditures that may occur during project disposition.	5,000
	Non-Routine Maintenance expenditures that may occur during project disposition.	10,000	AMP 2	Non-Routine Maintenance expenditures that may occur during project disposition.	5,000
	Site and Unit Modernization (complete infrastructure replacement, including units plumbing/electrical systems, sewer systems, structural improvements, fencing, concrete improvements, HVAC, and insulation)	368,490	AMP 3	Site and Unit Modernization (complete infrastructure replacement, including units plumbing/electrical systems, sewer systems, structural improvements, fencing, concrete improvements, HVAC, and insulation)	368,490
	Relocation	40,000	AMP 1 & 2	Relocation	20,000
<b>Total CFP Estimated Cost</b>		<b>\$871,749</b>			<b>\$871,749</b>

## Attachment B

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities				Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012			
Activities for Year : 4 FFY Grant: 2010 PHA FY: 2011							
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
COCC	Operations	174,350	COCC	Operations	174,350		
COCC	Financial Services	10,000	COCC	Financial Services	10,000		
COCC	Computer Services & Improvements	15,000	COCC	Computer Services & Improvements	15,000		
COCC	Legal Services	5,000	COCC	Legal Services	5,000		
COCC	Prorated Salary/Benefit -Ex. Dir.	25,000	COCC	Prorated Salary/Benefit -Ex. Dir.	25,000		
COCC	Prorated Salary/Benefit - PH Sup.	10,000	COCC	Prorated Salary/Benefit - PH Sup.	10,000		
COCC	Prorated Salary/Benefit -- Finance Specialist	5,000	COCC	Prorated Salary/Benefit -- Finance Specialist	5,000		
AMP 3	Program Administration Services	50,000	AMP 2	Program Administration Services	50,000		
AMP 3	Inspections (COW)	25,000	AMP 2	Inspections (COW)	25,000		
AMP 2	New Development Planning	10,000	AMP 2	New Development Planning	10,000		
AMP 2 & 3	A & E Services	15,000	AMP 2	A & E Services	15,000		
AMP 3	Debt Service	368,490	AMP 3	Debt Service	368,490		
AMP 2	Site and Unit Modernization (complete infrastructure replacement, including units plumbing/electrical systems, sewer systems, structural improvements, fencing, concrete improvements, HVAC, and insulation)	147,909	AMP 2	Site and Unit Modernization (complete infrastructure replacement, including units plumbing/electrical systems, sewer systems, structural improvements, fencing, concrete improvements, HVAC, and insulation)	147,909		
AMP 3	Appliances	6,000	AMP 2	Appliances	6,000		
AMP 1 & 2	Relocation	5,000	AMP 1 & 2	Relocation	5,000		
<b>Total CFP Estimated Cost</b>					<b>\$871,749</b>	<b>\$871,749</b>	

## ATTACHMENT C

### RESIDENT COMMISSIONER

**Ms. Carrie E. Wisdom**  
**1029 Calhoun Avenue**  
**Martel Homes (GA078-03)**  
**(678) 437-6058**

## ATTACHMENT D

### ADMISSIONS POLICY FOR DECONCENTRATION

#### Overview

Section 513 of the Quality Housing and Work Responsibility Act (QHWRA), enacted October 21, 1999 requires Public Housing Agencies to submit with their Annual Plan an admissions policy designed to provide for deconcentration of poverty and income mixing in public housing developments. The policy must be designed to bring lower income residents into high- income development and higher income residents into lower income developments.

The Final Rule of Public Housing Agency Plans published in 24 CFR Part 903 requires that Public Housing Agencies determine and compare the relative tenant incomes of each development occupied predominantly by families by families with children by determining the average household income in all such developments combined and define higher income developments as those where the average family income is over this average and lower income developments as those where the average family income is under this average. Public Housing Agencies are then required to consider what admissions policies or incentives, if any, will be needed to bring higher-income families into lower-income developments and vice versa.

The Housing Authority of the City of East Point, Georgia has completed such an analysis and reports that the analysis shows that three properties are within the allowable range of 85% (Hillcrest Homes, Washington Carver Homes and Martel Homes). However, Hurd Homes (GA 78-004) has 35 units and the average monthly income is above 115% of the average incomes for all developments.

An analysis of the waiting list shows that 98.84% of the families on the waiting list have an adjusted family income of less than 30% of the median. Therefore, wait list manipulation policies may not have the desired significant impact on achieving improvement in the income mixing at HACEPG properties.

As a strategy for achieving Deconcentration of poverty, the HACEPG will review each applicant's adjusted income. The HACEPG will consistently review the waiting list and ensure that income targeting does occur in assignment of units. When applicable based on unit availability, the applicants with higher incomes will be placed at Hillcrest Homes, Washington Carver Homes and Martel Homes and those with lower incomes will be Hurd Homes. If the family refuses the unit they will be placed at the bottom of the waiting list.

In addition to the earned income disregards and the transportation to work allowance, the most effective policy that the HACEPG can and will pursue in order to improve the income mix at HACEPG properties will be to redouble its efforts to help as many current residents as possible to work towards self sufficiency in pursuing training opportunities and overcoming barriers to successful employment.

**ATTACHMENT E**

**Resident Advisory Board Members**

**AMP 1 – Hillcrest Homes**

**Carsandra Roberson, 2133 Stanton Circle B1, (404) 767-3334**

**AMP 2 – Washington Carver Homes**

**Ida Starr, 1203 Washington Circle D3, (404) 767-2428**

**Verran Smith, 1199 Washington Circle D3, (404) 678-9998**

**AMP 2 – Hurd Homes**

**Diana Chaney, 3016 Randall Street, (404) 762-5376**

**Vickie Allen, 1347 Martin Street (No Phone)**

**AMP 3 – Martel Homes**

**Carrie Wisdom, 1029 Calhoun Avenue, (678) 437-6058**

**Mary Brown, 1143 Calhoun Avenue (No Phone)**

**Anna Thomas, 1084 Calhoun Avenue, (404) 767-6199**

**HCV Participant**

**Diana Abbensett, 2555 Graywall Street (No Phone)**

## Attachment F

### **Recommendations of the Resident Advisory Board (RAB)**

Meetings were held on March 31, 2008, April 4, 2008, April 10, 2008 and April 25, 2008, with the Resident Advisory Board.

At March 31st meeting staff reviewed the 2008 Annual Plan and 5 Year Plan Revisions. Future modernization plans and funds to be expended on modernization were discussed. Relocation of residents for the proposed disposition of Hillcrest and Washington Homes was also discussed. Proposed 2008 Annual and 5 Year Plan discussion items included site security lighting, clearing of over grown areas of the site, removal of dead trees and trimming of hedges to eliminate blind spots and the modernization plans for Martel Homes and Hurd Homes.

At the April 4th meeting, staff and RAB discussed the proposed time line for the Annual Plan Process and landmark dates were set. Further discussed was the proposed disposition of Hillcrest and Washington Homes and the upcoming meeting to address the disposition process were discussed. Other items of discussion included the development of a community room for residents to use as a meeting place and other activities. The use of the space was addressed.

At the April 10<sup>th</sup> meeting, the RAB was presented with a plan of activities for disposition of Hillcrest and Washington Homes. The plan was reviewed and dates for actions were discussed. Relocation of residents, options, costs and the procedures for relocation were explained. Use of net proceeds and how they would benefit EPHA residents were discussed. The 2008 Agency Plan schedule was reviewed and agreed upon. Proposed improvements to existing housing at Martel Homes and Hurd Homes was explained and discussed in detail.

#### **Summary:**

Significant input was received from the Resident Advisory Board on the types of modernization activities and improvements the residents were interested in. Discussions and comments during the meetings reveal that residents support the implementation of a comprehensive modernization programs to improve their community and expand their affordable housing options.

## ATTACHMENT G

### **18.0 Pet Policy**

#### **18.1 EXCLUSIONS**

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

#### **18.2 PETS IN FAMILY DEVELOPMENTS AND SENIOR BUILDINGS**

The Housing Authority will allow for pet ownership in projects or buildings designated for use by elderly and/or disabled families and in any project or building for which elderly and/or disabled families are given preference. The Housing Authority will also allow for pet ownership in projects or buildings designated for the non-elderly and/or non-disabled families.

#### **18.3 Approval**

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Resident must complete the Pet Registration Form upon initial request to add the pet and at least once annually at time of lease renewal.

#### **18.4 Types and Number of Pets**

The Housing Authority will allow only domesticated dogs, cats, birds, and fish in aquariums in units. All dogs and cats must be neutered and cats de-clawed.

Only one (1) pet per unit allowed. One twenty (20) gallon aquarium with multiple fish shall be allowed.

Rodents, rabbits and reptiles of any sort are strictly prohibited.

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

No animal may exceed twenty (20) pounds in adult weight. The Housing Authority will refuse authorization to a resident to have a pet if the weight of the animal is anticipated to exceed twenty (20) pounds when fully grown. The resident will obtain adult weight by breed from a licensed veterinarian.

### 18.5 Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. The resident prior to being registered must supply verification of inoculations.

### 18.6 Pet Deposit

A pet deposit of \$100.00 is required in full at the time of registering a pet. Exceptions shall be made for elderly and/or disabled families, which allow the deposit to be paid in four (4) monthly installments of \$25.00. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

### 18.7 Financial Obligation of Residents

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

### 18.8 Nuisance or Threat to Health or Safety

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

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

### 18.9 Designation of Pet areas

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). No pets are to be left unattended outside of the unit for any period of time. Pets will be allowed only in designated areas on the grounds of the development. Pet owners must clean up after their pets and are responsible for disposing of pet waste. A \$15.00 charge will be assessed, per occurrence; to any resident that fails to remove pet waste.

High or Low Rise multi-unit buildings: Pets must be on a leash and carried at all times while traversing the common areas inside of the building, including the elevators.

## 18.10 Visiting Pets

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks with prior written permission from the Housing Authority. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

## 18.11 REMOVAL OF PETS

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

# Attachment H

## **EAST POINT HOUSING AUTHORITY (EPHA)**

### **VAWA Policy**

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence.

#### **1.0 PURPOSE**

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting EPHA to respond appropriately to the violence while maintaining a safe environment for EPHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the East Point Housing Authority (EPHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into EPHA's "Statement of Policies Governing Admission and Continuing Occupancy of Low Rent Housing", "Methods of Administration" and "Section 8 Program Administrative Plan" and applies to all EPHA housing programs.

#### **2.0 DEFINITIONS**

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that EPHA will not enter information provided to EPHA by a victim alleging domestic violence, dating violence or stalking into a shared database or provide this information to any related entity except as stated in 3.4.

2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship.

2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Georgia, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Georgia.

2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage.

2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim.

1 **Bona Fide Claim:** A *bona fide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.

## 2 CERTIFICATION AND CONFIDENTIALITY

### 3.1 **Failure to Provide Certification Under 3.2 and 3.3**

The person claiming protection under VAWA shall provide complete and accurate certifications to EPHA within 14 business days after the EPHA requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, EPHA may take action to deny, evict, or terminate voucher assistance.

### 3.2 **HUD Approved Certification**

For each incident that a person is claiming as abuse, the person shall certify to EPHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bona fide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

### 3.3 **Other Certifications**

A person who is claiming victim status shall provide to EPHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking or the effects of the abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident(s) in question are *bona fide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

3.4

**Confidentiality**

EPHA shall keep all information provided to EPHA under this Section confidential. EPHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim requests or consents to the disclosure in writing;
- (b) the disclosure is required for use in:
- (i) eviction from public housing;
- (ii) termination of Section 8 assistance; or
- (c) the disclosure is required by applicable law.

**4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy**

- 4.1 EPHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission or assistance.
- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights to the victim, or evicting a tenant who is a victim.
- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.3, EPHA may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant.
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of EPHA when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2 and 4.3 limits EPHA's authority to evict or terminate assistance to any tenant for any violation of a lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However EPHA may not hold a victim to a more demanding standard than other tenants in determining whether to evict or terminate.
- 4.7 Nothing in Sections 4.1, 4.2, or 4.3 limits EPHA's authority to evict or terminate assistance, or deny admission to a program if the EPHA can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property, or others if the tenant family is not evicted or terminated from assistance or denied admission.

- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits EPHA's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
- 1 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) has been determined to be a victim by the EPHA under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.
- 2 **Actions Against a Perpetrator**
- The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include, but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing EPHA or law enforcement's trespass against the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) proving identifying information listed in 3.2; and (f) other reasonable measures. The EPHA may, in its sole discretion, take any action against the perpetrator it deems reasonable and within its authority.
- 6.0 **EPHA Right to Terminate Housing and Housing Assistance Under this Policy**
- 6.1 Nothing in this Policy will restrict the EPHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the EPHA, owner or manager that such a claim is false or unfounded.
- 6.2 Nothing in this Policy will restrict the EPHA right to terminate tenancy if the victim tenant  
(a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from EPHA property to come onto EPHA property including, but not limited to, the victim's unit or any other area under their control.
- 1 Nothing in this Policy will restrict the EPHA's right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.
- 2 **Statements of Responsibility of Tenant Victim, the EPHA to the Victim, and to the Larger Community.**
- 7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The EPHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.
- 7.2 The EPHA recognizes the pathologic dynamic and cycle of domestic violence and will work with victims of domestic violence through the Director of Housing office, which will refer victims to local victim support service providers to help victims break the cycle of domestic violence.
- 7.3 A tenant victim who claims as a defense to a lease violation that the violation is directly related to domestic violence will be referred

through the Director of Housing Office to local victim support service providers for counseling. However, the tenant victim must still comply with Sections 3.2 and 3.3.

- 7.4 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the Safety Plan. Failure to do this will be seen as other good cause.
- 1 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.
- 2 **Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.**

EPHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

#### 9.0 **Reporting Requirements**

EPHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. EPHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

#### 10.0 **Conflict and Scope**

This Policy does not enlarge EPHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another EPHA policy such as its Statement of Policies or Section 8 Administrative Plan, this Policy will control.

# Attachment I

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

PHA Name: **HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA**      Grant Type and Number: **Capital Fund Program Grant No: GA06P078501-07**      Federal FY of Grant: **2007**  
 Replacement Housing Factor Grant No:

- Original Annual Statement     Reserve for Disasters/ Emergencies     Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 3/31/08     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	161,126	161,126	0	0	
3	1408 Management Improvements	48,000	48,000	40,000	0	
4	1410 Administration	60,000	60,000	60,000	23,930.46	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	76,200	376,200	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	20,000	20,000	0	0	
10	1460 Dwelling Structures	408,400	108,400	0	0	
11	1465.1 Dwelling Equipment--Nonexpendable	12,000	12,000	0	0	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	20,000	20,000	0	0	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 - 20)	871,749	871,749	100,000	23,930.46	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

## Attachment I

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-07</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2007</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC	Operating Budget Supplement <b>TOTAL</b>	1406 <b>1406</b>	20%	161,126 <b>161,126</b>	161,126 <b>161,126</b>	0 <b>0</b>	0 <b>0</b>	
COCC	Financial Services for fraud/theft control and accountant training Computer Software <b>TOTAL</b>	1408  <b>1408</b>	  1	38,000 10,000 <b>48,000</b>	0 48,000 <b>48,000</b>	0 48,000 <b>48,000</b>	0 0 <b>0</b>	  In Progress
COCC	Prorated Salary/Benefit Costs for CFP Grant Work – Ex. Dir. Prorated Salary/Benefit Costs for CFP Grant Work – Dir of Housing Prorated Salary/Benefit Costs for CFP Grant Work – Finance Spec. Central Office Cost Center Salary/Benefit Expense <b>TOTAL</b>	1410   <b>1410</b>	1  1  1  3	0  0  0  60,000 <b>60,000</b>	0  0  0  60,000 <b>60,000</b>	0  0  0  60,000 <b>60,000</b>	0  0  0  23,930.46 <b>23,930.46</b>	    In Progress
AMP 3	Program Administration Services	1430	1	26,200	60,000	0	0	
AMP 3	Modernization Inspections (COW)	1430	1	15,000	15,000	0	0	
AMP 3	A&E Services	1430	1	15,000	281,200	0	0	
AMP 1 & 2	Relocation Counselor <b>TOTAL</b>	1430 <b>1430</b>	1	20,000 <b>76,200</b>	20,000 <b>376,200</b>	0 <b>0</b>	0 <b>0</b>	



## Attachment I

### 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 THE CITY OF EAST POINT, GEORGIA**

Grant Type and Number:

Capital Fund Program Grant No: **GA06P078501-07**  
Replacement Housing Factor Grant No:

Federal FY of Grant: **2007**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 3	Emergency Comp Modernization (to address exposed/open air gas furnaces and gas water heaters underneath dwelling units(crawl space), and to provide proper structural support to wood flooring system) <b>EPHA has applied for Emergency funding</b>	1460	35 units	40,400	0	0	0	
	<b>TOTAL</b>	1460		408,400	108,400	0	0	
AMP 3	Ranges/Refrigerators	1465.1	15	12,000	12,000	0	0	
	<b>TOTAL</b>	1465.1		12,000	12,000	0	0	
AMP 1 & 2	Relocation	1495.1	n/a	20,000	20,000	0	0	
	<b>TOTAL</b>	1495.1		20,000	20,000	0	0	
	<b>GRAND TOTAL</b>			805,726	805,726	0	0	



## Attachment J

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>	Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-06</b> Replacement Housing Factor Grant No:
Federal FY of Grant: <b>2006</b>	

Original Annual Statement Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 2 )

Performance and Evaluation Report for Period Ending: 3/31/2008  
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	159,028	159,028	159,028	159,028.00	
3	1408 Management Improvements	72,500	72,500	45,460.66	45,460.66	
4	1410 Administration	40,000	40,000	40,000	39,797.47	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	83,500	146,669.24	69,068.58	68,214.78	
8	1440 Site Acquisition		0	0	0	
9	1450 Site Improvement	20,000	20,000	4,835	4,835	
10	1460 Dwelling Structures	250,829	187,659.76	187,659.76	187,659.76	
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	25,000	3,948	3,948.00	
12	1470 Non-dwelling Structures	152,778	152,778	0	0	
13	1475 Non-dwelling Equipment	15,000	15,000	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 or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	818,635	818,635	510,000	508,943.67	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

## Attachment J

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078201-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC	Operating Budget Supplement	1406	N/A	159,028	159,028	159,028	159,028	
COCC	Financial Services	1408	N/A	30,000	25,113.27	25,113.27	25,113.27	
	Computer Services/Improvements	1408	N/A	27,500	37,005.94	37,005.94	9,966.60	
	Legal Services	1408	N/A	15,000	10,380.79	10,380.79	10,380.79	
	<b>TOTAL</b>	<b>1408</b>		<b>72,500</b>	<b>72,500</b>	<b>45,460.06</b>	<b>45,460.06</b>	
COCC	Prorated Salary/Benefit Costs for CFP Grant Work – Ex. Dir.	1410	N/A	20,000	16,103.74	16,103.74	15,901.22	
	Prorated Salary/Benefit Costs for CFP Grant Work – Dir of Housing	1410	N/A	10,000	12,845.18	12,845.18	12,845.18	
	Prorated Salary/Benefit Costs for CFP Grant Work – Finance Spec.	1410	N/A	10,000	11,051.08	11,051.08	11,051.08	
	<b>TOTAL</b>	<b>1410</b>		<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>39,797.47</b>	
AMP 3	Consulting Services	1430	1	83,500	146,669.24	69,068.58	68,214.78	
	REAC Inspections	1430	1	0	0	0	0	
	A&E	1430	1	0	0	0	0	
	<b>TOTAL</b>	<b>1430</b>		<b>83,500</b>	<b>146,669.24</b>	<b>69,068.58</b>	<b>68,214.78</b>	
	Acquire Property	1440	1	0	0	0	0	
	<b>TOTAL</b>	<b>1440</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
AMP 2	Trim/Remove Trees, Clear Brush	1450	4	0	5,000	4,835	4,835	
	Concrete Improvements/Repairs	1450	4	0	0	0	0	
AMP 3	Sewer Line Improvements/Repairs	1450	4	20,000	15,000	0	0	

## Attachment J

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078201-06</b>			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Landscaping	1450	4	0	0	0	0	
	<b>TOTAL</b>	<b>1450</b>		<b>20,000</b>	<b>20,000</b>	<b>4,835</b>	<b>4,835</b>	
AMP 3	Cyclical Painting	1460	10	20,000	0	0	0	
AMP 3	Replace Roofs (Emergency)	1460	38	50,000	187,659.76	187,659.76	187,659.76	
AMP 3	Insulate Attics	1460	100	40,000	0	0	0	
AMP 2 (Hurd)	Foundation Vents	1460	70	20,000	0	0	0	
AMP 2 (Hurd)	Exterior Doors	1460	70	24,000	0	0	0	
AMP 3	Heater parts	1460	0	0	0	0	0	
AMP 3	Emergency Comp Modernization (to address exposed/open air gas space heating and exposed/ open air gas water heaters)	1460	150	0	0	0	0	
	<b>TOTAL</b>	<b>1460</b>		<b>250,829</b>	<b>187,659.76</b>	<b>187,659.76</b>	<b>187,659.76</b>	
AMP 2 (Hurd) & 3	Ranges/Refrigerators/Heaters	1465.1	40	25,000	25,000	3,948	3,948	
	<b>TOTAL</b>	<b>1465</b>		<b>25,000</b>	<b>25,000</b>	<b>3,948</b>	<b>3,948</b>	
AMP 3	Convert Maintenance Area to Admin Meeting Space	1470	1	152,778	152,778	0	0	
	<b>TOTAL</b>			<b>152,778</b>	<b>152,778</b>	<b>0</b>	<b>0</b>	
AMP 3	Misc. Equipment / Vehicle	1475	1	15,000	15,000	0	0	
	<b>TOTAL</b>	<b>1475</b>		<b>15,000</b>	<b>15,000</b>	<b>0</b>	<b>0</b>	

**Attachment J**

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 THE CITY OF EAST POINT, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: GA06P078201-06				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 1 & 2	Relocation	1495.1	1	0	0	0	0		
	<b>TOTAL</b>	<b>1495.1</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
	<b>GRAND TOTAL</b>			<b>818,635</b>	<b>818,635</b>	<b>510,000</b>	<b>508,943.67</b>		



## Attachment K

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-05</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>		
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	156,254	156,254	156,254	156,254
3	1408 Management Improvements	38,127	43,259.20	43,259.20	43,259.20
4	1410 Administration	45,000	47,009.56	47,009.56	47,009.56
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	95,000	89,867.80	89,867.80	89,867.80
8	1440 Site Acquisition				
9	1450 Site Improvement	255,000	147,989.23	147,989.23	147,989.23
10	1460 Dwelling Structures	150,000	313,209.60	313,209.6	35,588.87
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	20,000	20,000
12	1470 Non-dwelling Structures	70,355	22,146.61	22,146.61	22,146.61
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>839,736</b>	<b>839,736</b>	<b>839,736</b>	<b>839,736</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	165,000			
26	Amount of line 21 Related to Energy Conservation Measures	60,000			

## Attachment K

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-05</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
COCC	Operating Budget Supplement	1406		156,254	156,254	156,254	156,254	Completed
COCC	Financial Services	1408	2	5,000	5,000	5,000	5,000	Completed
	Legal Services	1408	2	18,127	18,127	18,127	18,127	Completed
	Computer Services/Improvements	1408	4	15,000	15,000	15,000	15,000	Completed
	Pre-REAC Inspections	1408	383	0	5,132.20	5,132.20	5,132.20	Completed
	<b>TOTAL</b>	<b>1408</b>		<b>38,127</b>	<b>43,259.20</b>	<b>43,259.20</b>	<b>43,259.20</b>	
COCC	Prorated Salary/Benefit Costs for CFP Grant Work – Ex. Dir.	1410	1	20,000	20,000	20,000	20,000	Completed
	Prorated Salary/Benefit Costs for CFP Grant Work –Dir. Of Housing	1410	1	15,000	15,000	15,000	15,000	Completed
	Prorated Salary/Benefit Costs for CFP Grant Work – Finance Spec.	1410	1	10,000	12,009.56	12,009.56	12,009.56	Completed
	<b>TOTAL</b>	<b>1410</b>		<b>45,000</b>	<b>47,009.56</b>	<b>47,009.56</b>	<b>47,009.56</b>	
AMP 1, 2 & 3	Consulting Services	1430	1	90,000	89,867.80	89,867.80	89,867.80	Completed
	REAC Inspections	1430	1	5,000	0	0	0	
	Physical Needs Assessment	1430	1	0	0	0	0	
	<b>TOTAL</b>	<b>1430</b>		<b>95,000</b>	<b>89,867.80</b>	<b>89,867.80</b>	<b>89,867.80</b>	
AMP 1, 2 & 3	Trim/Remove Trees, Clear Brush	1450	4	45,000	40,000	40,000	28,078.4	Completed
	Concrete Improvements/Repairs	1450	4	60,000	60,000	60,000	62,960	Completed
	Lighting Additions/Improvements	1450	4	30,000	30,000	30,000	0	
	Security Fencing	1450	4	90,000	90,000	90,000	11,921.60	Completed
	Playground Equipment	1450	4	20,000	20,000	20,000	0	

## Attachment K

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>											
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>			Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-05</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work			
				Original	Revised				Funds Obligated	Funds Expended	Completed
	Sewer Line/Storm Drain Improvements	1450	6	10,000	45,029.23	45,029.23	45,029.23	Completed			
	<b>TOTAL</b>	<b>1450</b>		<b>225,000</b>	<b>147,989.23</b>	<b>147,989.23</b>	<b>147,989.23</b>				
AMP 3	Heaters	1460	40	20000	10,000	10,000	10,000	Completed			
	Insulate Attics	1460	20	60,000	0	0	0				
	Roofs	1460	5	0	277,620.73	277,620.73	277,620.73	Completed			
AMP 2	Kitchens	1460	7	0	25,588.87	25,588.87	25,588.87	Completed			
	Trim Painting/Shutters/Awnings	1460	50	70,000	0	0	0				
	<b>TOTAL</b>	<b>1460</b>		<b>150,000</b>	<b>313,209.60</b>	<b>313,209.60</b>	<b>313,209.60</b>				
AMP 3	Ranges/Refrigerators	1465.1	40	20,000	20,000	20,000	20,000	Completed			
	<b>TOTAL</b>	<b>1465.1</b>		<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>				
AMP 3	Modify Non-Dwelling Units / Structures	1470	2	70,355	22,146.61	22,146.61	22,146.61	Completed			
	<b>TOTAL</b>	<b>1470</b>		<b>70,355</b>	<b>22,146.61</b>	<b>22,146.61</b>	<b>22,146.61</b>				
AMP 1 & 2	Relocation	1495.1	1	10,000	0	0	0				
	<b>TOTAL</b>	<b>1495.1</b>		<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>				
	<b>GRAND TOTAL</b>			<b>839,736</b>	<b>839,736</b>	<b>839,736</b>	<b>839,736</b>				

## Attachment K

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule</b>									
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>			Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-05</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HIA - 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			
COCC	9/2006	9/2007		9/2008	9/2009		To comply with QHWRA requirements to obligate within 24 months and to expend within 48 months of funding availability.		
AMP 1	9/2006	9/2007		9/2008	9/2009		To comply with QHWRA requirements to obligate within 24 months and to expend within 48 months of funding availability.		
AMP 2	9/2006	9/2007		9/2008	9/2009		To comply with QHWRA requirements to obligate within 24 months and to expend within 48 months of funding availability.		
AMP 3	9/2006	9/2007		9/2008	9/2009		To comply with QHWRA requirements to obligate within 24 months and to expend within 48 months of funding availability.		

# Attachment L

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number: Capital Fund Program Grant No: GA06P078501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 )			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Obligated	Expended
1	Total non-CFP Funds		
2	1406 Operations	156,254	156,254
3	1408 Management Improvements	55,434	59,126.70
4	1410 Administration	50,950	53,509.34
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	164,071	157,818.96
8	1440 Site Acquisition		
9	1450 Site Improvement	60,000	60,000
10	1460 Dwelling Structures	124,303	124,303
11	1465.1 Dwelling Equipment—Nonexpendable	20,260	20,260
12	1470 Non-dwelling Structures	150,000	150,000
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	781,272	781,272
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance	20,000	0
24	Amount of line 21 Related to Security – Soft Costs		

25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures	30,000	0

**Attachment L**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work	
COCC	Operating Budget Supplement	1406	1	156,254	156,254	156,254	156,254	Completed	
	<b>TOTAL</b>	<b>1406</b>		<b>156,254</b>	<b>156,254</b>	<b>156,254</b>	<b>156,254</b>		
COCC	Financial Services	1408	2	30,000	30,000	30,000	30,000	Completed	
	Legal Services	1408		9999.85	9999.85	9999.85	9999.85	Completed	
	Computer Services/Improvements	1408	4	15,434.15	15,434.15	15,434.15	15,434.15	Completed	
	Pre-REAC Inspections	1408	383	3,692.70	3,692.70	3,692.70	3,692.70	Completed	
	<b>TOTAL</b>	<b>1408</b>		<b>55,434</b>	<b>59,126.70</b>	<b>59,126.70</b>	<b>59,126.70</b>		
COCC	Prorated Salary/Benefits – Ex. Dir.	1410	1	34,224.06	36,783.40	36,783.40	36,783.40	Completed	
	Prorated Salary/Benefits – Dir. of Housing Assistance	1410	1	12,973.40	12,973.40	12,973.40	12,973.40	Completed	
	Prorated Salary/Benefits – Financial Spec.	1410	1	3,752.54	3,752.54	3,752.54	3,752.54	Completed	
	<b>TOTAL</b>	<b>1410</b>		<b>50,950</b>	<b>53,509.34</b>	<b>53,509.34</b>	<b>53,509.34</b>		
AMP 1, 2 & 3	A & E Services	1430	2	88,822	88,822	88,822	88,822	Completed	
	Consulting Services – Other	1430	4	71,556	71,556	71,556	71,556	Completed	
	REAC Inspections	1430	386	3,693	0	0	0		
	504 Study for Compliance	1430	4	0	0	0	0		
	<b>TOTAL</b>	<b>1430</b>		<b>164,071</b>	<b>157,818.96</b>	<b>157,818.96</b>	<b>157,818.96</b>		
AMP 1, 2 & 3	504 Corrections	1450		0	0	0	0		

AMP 1 & 2	Backflow Prevention System & Sewer Line Repair/Replacement	1450	4	60,000	60,000	60,000	Completed
	<b>TOTAL</b>	<b>1450</b>		<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	

**Attachment L**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-04</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost Funds Obligated	Status of Work
				Original	Revised		
AMP 1, 2, & 3	Heaters	1460	40	5,000	5,000	5,000	Completed
	Gutters, Soffits, Fascia	1460	1	0	0	0	
AMP 3	Kitchen Remodeling	1460	8	99,303	99,303	99,303	Completed
AMP 2	Kitchen Remodeling	1460	30	20,000	20,000	20,000	Completed
AMP 3	Minor Roof Repairs	1460	10	0	0	0	
	<b>TOTAL</b>	<b>1460</b>		<b>124,303</b>	<b>124,303</b>	<b>124,303</b>	
AMP 2 & 3	Ranges & Refrigerators	1465.1	67	20,260	20,260	20,260	Completed
	<b>TOTAL</b>	<b>1465.1</b>		<b>20,260</b>	<b>20,260</b>	<b>20,260</b>	
AMP 3	Construct Centralized Office	1470	1	150,000	150,000	150,000	Completed
	<b>TOTAL</b>	<b>1470</b>		<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	
	<b>GRAND TOTAL</b>			<b>781,272</b>	<b>781,272</b>	<b>781,272</b>	



## Attachment M

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>	Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078501-03</b> Replacement Housing Factor Grant No:
Federal FY of Grant: <b>2003</b>	

Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 6 )

Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	133,530	133,530	133,530	133,530	
3	1408 Management Improvements	86,895	90,745	90,745	90,745	
4	1410 Administration	66,765	66,765	66,765	66,765	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	84,135.30	80,285.30	80,285.30	80,285.30	
8	1440 Site Acquisition					
9	1450 Site Improvement	102,502	102,502	102,502	102,502	
10	1460 Dwelling Structures	161,268	161,268	161,268	161,268	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	30,158.70	30,158.70	30,158.70	30,158.70	
13	1475 Non-dwelling Equipment	2,395	2,395	2,395	2,395	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>667,649</b>	<b>667,649</b>	<b>667,649</b>	<b>667,649</b>	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

## Attachment M

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P07850103</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>C0CC</i>	Operating Budget Supplement	1406		133,530	133,530	133,530	133,530	Completed
	<b>TOTAL</b>	<b>1406</b>		<b>133,530</b>	<b>133,530</b>	<b>133,530</b>	<b>133,530</b>	
<i>C0CC</i>	Tenant Readiness Program	1408		0	0	0	0	
	Office Furniture	1408		2,000	2,000	2,000	2,000	Completed
	Financial Services	1408		54,895	61,602.37	61,602.37	61,602.37	Completed
	Legal Services	1408		15,000	11,002.63	11,002.63	11,002.63	Completed
	Computer Services/Improvements	1408		15,000	16,140	16,140	16,140	Completed
	<b>TOTAL</b>	<b>1408</b>		<b>86,895</b>	<b>90,745</b>	<b>90,745</b>	<b>90,745</b>	
<i>AMP 4</i>	Private Security Services	1410		0	0	0	0	
	Prorated Salary Executive Director	1410		43,267	43,267	43,267	43,267	Completed
	Prorated Salary PH Supervisor	1410		20,000	20,000	20,000	20,000	Completed
	Prorated Salary Financial Specialist	1410		3,498	3,498	3,498	3,498	Completed
	<b>TOTAL</b>	<b>1410</b>		<b>66,765</b>	<b>66,765</b>	<b>66,765</b>	<b>66,765.00</b>	
<i>AMP 3</i>	A&E Services	1430		62,894.30	62,894.30	62,894.30	62,894.30	Completed
	Consulting Services	1430		17,391	17,391	17,391	17,391	Completed
	REAC Inspections	1430		3,850	3,850	3,850	3,850	Completed
		<b>TOTAL</b>	<b>1430</b>		<b>84,135.30</b>	<b>84,135.30</b>	<b>84,135.30</b>	<b>84,135.30</b>



**Attachment M**

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P07850103</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 3	Remodel Building into Offices	1470		30,158.70	30,158.70	30,158.70	30,158.70	Completed
	<b>TOTAL</b>	<b>1470</b>		<b>30,158.70</b>	<b>30,158.70</b>	<b>30,158.70</b>	<b>30,158.70</b>	
<i>AMP 3</i>	Key Machine	1475		2,395	2,395	2,395	2,395	Completed
	<b>TOTAL</b>	<b>1475</b>		<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	
AMP 4	Relocate 3 Businesses, 3 Families	1495.1		0	0	0	0	
	<b>TOTAL</b>	<b>1495.1</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>GRAND TOTAL</b>			<b>667,649</b>	<b>667,649</b>	<b>667,649</b>	<b>667,649</b>	



**Attachment N**

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>	Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078502-03</b> Replacement Housing Factor Grant No:
Federal FY of Grant: <b>2003</b>	

Original Annual Statement     Reserve for Disasters/ Emergencies     Revised Annual Statement ( )  
 Performance and Evaluation Report for Period Ending:     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	28,202	28,202	28,202	28,202	
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	105,484	105,484	105,484	105,484	
10	1460 Dwelling Structures	7,328	7,328	7,328	7,328	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 - 20)	141,014	141,014	141,014	141,014	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security -- Soft Costs					
25	Amount of Line 21 Related to Security -- Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures	7,328	0	0	0	0

## Attachment N

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GA</b>		Grant Type and Number: Capital Fund Program Grant No: <b>GA06P078502-03</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>COCC</i>	Operating Budget Supplement	1406	1	28,202	28,202	28,202	28,202	Completed
	<b>TOTAL</b>	<b>1406</b>		<b>28,202</b>	<b>28,202</b>	<b>28,202</b>	<b>28,202</b>	
AMP 2	Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees	1450						
<i>AMP 1, 2 &amp; 3</i>	Correct Erosion Problems, Install Handrails, Replace Sidewalks, Prune/Remove Trees	1450	4	98,023.35	98,023.35	98,023.35	98,023.35	Completed
	Replace Gas Meters	1450	4	7,460.65	7,460.65	7,460.65	7,460.65	Completed
	<b>TOTAL</b>	<b>1450</b>		<b>105,484</b>	<b>105,484</b>	<b>105,484</b>	<b>105,484</b>	
AMP 4	Mold/Asbestos Remediation	1460	1	0	0	0	0	
<i>AMP 1, 2 &amp; 3</i>	Replace Gas Meters Gutter, Soffit, Fascia Repair/Replacement	1460	150	0	0	0	0	
	<b>TOTAL</b>	<b>1460</b>		<b>7,328</b>	<b>7,328</b>	<b>7,328</b>	<b>7,328</b>	Completed
	<b>GRAND TOTAL</b>			<b>141,014</b>	<b>141,014</b>	<b>141,014</b>	<b>141,014</b>	



## Attachment O

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

PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P078501-02</b> Replacement Housing Factor Grant No:
Federal FY of Grant: <b>2002</b>	

Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement ( )

Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	168,229	168,229	168,229	168,229	
3	1408 Management Improvements	112,343.99	130,665.47	130,665.47	130,665.47	
4	1410 Administration	38,277.76	52,575.74	52,575.74	52,575.74	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	165,698.54	135,517.60	135,517.60	135,517.60	
8	1440 Site Acquisition					
9	1450 Site Improvement	96,814.40	96,814.40	96,814.40	96,814.40	
10	1460 Dwelling Structures	229,894.31	219,574.54	219,574.54	219,574.54	
11	1465.1 Dwelling Equipment—Nonexpendable	1,960	9,841.25	9,841.25	9,841.25	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	27,927	27,927	27,927	27,927	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>841,145</b>	<b>841,145</b>	<b>841,145</b>	<b>841,145</b>	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0	
24	Amount of line 21 Related to Security – Soft Costs	37,130	37,130	37,130	37,130	
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

## Attachment O

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>											
PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA			Grant Type and Number Capital Fund Program Grant No: <b>GA06P07850102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
COCC	Operations	1406		168,229	168,229	168,229	168,229	Completed			
	<b>TOTAL</b>	<b>1406</b>		<b>168,229</b>	<b>168,229</b>	<b>168,229</b>	<b>168,229</b>				
COCC	Consulting Services HUD Reporting	1408	1	1,950	10,800.16	10,800.16	10,800.16	Completed			
AMP 4	Private Security Services	1408	1	18,200	18,200	18,200	18,200	Completed			
	Good and Services Necessitated by the Nelms House Relocation	1408	2	25,865.96	35,554.48	25,865.96	25,865.96	Completed			
COCC	Office Furniture	1408	3	1,661.87	1,661.87	1,661.87	1,661.87	Completed			
COCC	Computer Improvements/Relocation to New Offices	1408	1	11,511.17	11,793.97	11,793.97	11,793.97	Completed			
	Financial Services	1408	1	43,154.99	44,950.99	44,950.99	44,950.99	Completed			
	Legal Services	1408	1	10,000	5,796	5,796	5,796	Completed			
	<b>TOTAL</b>	<b>1408</b>		<b>112,343.99</b>	<b>130,665.47</b>	<b>130,665.47</b>	<b>130,665.47</b>				
COCC	Prorated Contract Costs	1410	1	30,277.76	44,575.74	44,575.74	44,575.74	Completed			
AMP 4	Clerical Support – Nelms House Relocation	1410	1	8,000	8,000	8,000	8,000	Completed			
	<b>TOTAL</b>	<b>1410</b>		<b>38,277.76</b>	<b>52,575.74</b>	<b>52,575.74</b>	<b>52,575.74</b>				
AMP 3	Pre-REAC Inspections	1430	1	1,200	1,200	1,200	1,200	Completed			
	Lead Base Paint Survey	1430	5	0	0	0	0				
	504/ADA Survey	1430	5	0	0	0	0				
AMP 4	A & E Services	1430	1	164,498.54	164,498.54	164,498.54	164,498.54	Completed			

## Attachment O

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>											
PHA Name: HOUSING AUTHORITY OF THE CITY OF EAST POINT, GEORGIA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07850102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
	Prorated Contract Costs – Interim ED	1430	1	0		0	0				
	<b>TOTAL</b>	<b>1430</b>		<b>165,698.54</b>	<b>135,517.60</b>	<b>135,517.60</b>	<b>135,517.60</b>				
AMP 1 & 2	Correct Erosion Problems	1450	5	46,814.40	46,814.40	46,814.40	46,814.40	Completed			
	Cyclical Interior Painting	1450		0	0	0	0				
AMP 1, 2 & 3	Playground Equipment	1450	4	50,000	50,000	50,000	50,000	Completed			
	<b>TOTAL</b>	<b>1450</b>		<b>96,814.40</b>	<b>96,814.40</b>	<b>96,814.40</b>	<b>96,814.40</b>				
AMP 1, 2 & 3	Cyclical Painting	1460	200	100,655	100,655	100,655	100,655	Completed			
AMP 4	Replace Roof	1460	1	0	0	0	0				
	Replace Air Handling System	1460	1	0	0	0	0				
	Progress Payment Elevators	1460	1	22,405	22,405	22,405	22,405	Completed			
	Renovate Resident Portion of 1 <sup>st</sup> Floor & Lobby Area	1460	1	0	0	0	0				
	Replace Emergency Generator	1460	7	0	0	0	0				
	Construct Passive Recreation Area	1460	1	0	0	0	0				
AMP 3	Rehab. To Convert 6 Units to HCV/5(h)	1460	6	0	0	0	0				
AMP 4	Modifications to balconies, windows, air conditioners as required to correct known hazards and secure bldg.	1460	100	6,500	6,500	6,500	6,500	Completed			

## Attachment O

### 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 THE CITY OF EAST POINT, GEORGIA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07850102</b>			Federal FY of Grant: 2002	
Development Number Name/HA - Wide Activities		Replacement Housing Factor Grant No:				
Development Number Name/HA - Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
				Funds Obligated	Funds Expended	
AMP 4	Extensive Remodeling and Remediation to Address Mold, Asbestos, LBP problems	1460	100	0	0	
AMP 3	Renovate Apts. At GA078-03 into Admin. Offices	1460	3	41,340	41,340	Completed
	Ranges	1460	7	2,800	0	
	Replace Space Heaters	1460	29	27,610	24,075.19	Completed
AMP 1 & 2	Repair/Replace Gas Meters	1460	150	0	0	
	Renovate Kitchens	1460	5	24,599.35	24,599.35	Completed
	<b>TOTAL</b>	<b>1460</b>		<b>229,894.31</b>	<b>219,574.54</b>	
AMP 1, 2 & 3	Replace 185 sets of Appliances	1465	185	1,960	1,960	Completed
	<b>TOTAL</b>	<b>1465</b>		<b>1,960</b>	<b>1,960</b>	
AMP 4	Relocation Assistance	1495.1	29	27,927	27,927	Completed
	<b>TOTAL</b>	<b>1495.1</b>		<b>27,927</b>	<b>27,927</b>	
	<b>GRAND TOTAL</b>			<b>841,145</b>	<b>841,145</b>	

**Attachment O**

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 THE CITY OF EAST POINT, GEORGIA			Grant Type and Number Capital Fund Program No: GA06P07850102 Replacement Housing Factor No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
COCC	9/2003	9/2004	9/2004	9/2004	9/2006	3/2006			To comply with QHwRA requirements to obligate within 24 months and to expend within 48 months of funding availability.
AMP 1	9/2003	9/2004	9/2004	9/2004	9/2006	5/2006			To comply with QHwRA requirements to obligate within 24 months and to expend within 48 months of funding availability.
AMP 2	9/2003	9/2004	9/2004	9/2004	9/2006	5/2006			To comply with QHwRA requirements to obligate within 24 months and to expend within 48 months of funding availability.
AMP 3	9/2003	9/2004	9/2004	9/2004	9/2006	5/2006			To comply with QHwRA requirements to obligate within 24 months and to expend within 48 months of funding availability.
AMP 4	12/2003		12/2003	3/2004		12/2003			

## **Attachment P**

### **A. Operations and Management (for Section 5, Page 30)**

#### **PHA Management Structure:**

The management structure and organization of the PHA includes a five member Board of Commissioners who provide oversight for the creation of PHA policy. The PHA Administration is comprised of the Executive Director who is responsible for the compliance and enforcement of agency and program policies and general oversight of day-to-day operations. Subordinate program management of the Public Housing and Housing Choice Voucher programs is the responsibility of the Public Housing Property Manager (including the Maintenance Department) and Housing Choice Voucher Coordinator with direct oversight by the Executive Director.

### **B. Management and Maintenance Procedures (for Section 5, Page 30)**

#### **(2) Section 8 Management: (list below)**

HCV Administrative Plan

### **PHA Community Service (from Section 12, Page 40)**

The PHA has adopted and implemented a Community Service Plan which requires all adult household members that are not elderly, disabled or caring for a household member that is elderly or disabled and is not working at least 30 hours per week or a full-time student, to complete 96 hours of community service per year (8 hours monthly). Exemption from the requirement is governed by section 407(d) of the Social Security Act (42 U.S.C. 607(d)).

Monthly reviews of identified members community service activity is performed by case manager(s) to assure compliance with the 8 hour monthly community service requirement. Families are notified of the requirement at the time housing occurs and at annual recertification each year thereafter. Notices of non-compliance are issued to members behind on their community service at the time non-compliance occurs and of the requirement to remedy. Program termination occurs at the 2<sup>nd</sup> annual recertification if the tenant fails to remedy all hours not performed in the previous 24 months.

Lists of approved community service locations are available to household members required to perform community service. Members who choose their own community service locations must first obtain the approval of the PHA. The PHA does not use the community service requirement as a resource to obtain work benefit for the PHA.

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

*East Point Housing Authority (Housing Authority of the City of East Point, Georgia)*

Program/Activity Receiving Federal Grant Funding

*Public Housing / Capital Fund*

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

*2245 Stanton Rd, 3056 Norman Berry Drive, 1232 Washington Ave,  
3040 Randall Street (additional unit streets: Holcomb Ave,  
R.N. Martin Street, Washington Circle, Veterans Street, Calhoun  
Avenue, Maria Head Terrace, John Freeman Way, Stanton Circle,  
- East Point, Georgia 30344*

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kimberly A. Lemish

Title

Interim Executive Director

Signature

*Kimberly A. Lemish*

Date

6/24/08

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

*(East Point Housing Authority)  
Housing Authority of the City of East Point, Georgia*

Program/Activity Receiving Federal Grant Funding

*Public Housing / Capital Fund*

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kimberly A. Lemish

Title

Interim Executive Director

Signature

*Kimberly A. Lemish*

Date (mm/dd/yyyy)

6/24/08

# Standard PHA Plan PHA Certifications of Compliance

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

## PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Standard Annual,  Standard 5-Year/Annual or  Streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 10-1-08, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7( c)( 1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.



**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Joe Macon the Mayor certify  
that the Five Year and Annual PHA Plan of the East Point Housing Authority is  
consistent with the Consolidated Plan of the City of East Point, Georgia prepared  
pursuant to 24 CFR Part 91.

  
Joe Macon 7/2/08  
Signed / Dated by Appropriate State or Local Official