

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

VERSION 2

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

**PHA Plan
Agency Identification**

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

PHA Number: GA095

PHA Fiscal Year Beginning: 07/2008

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 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is as follows:
The Housing Authority of the City of Newnan, Georgia ("HAN") is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self-sufficiency. Our goal is to be a leader in the City of Newnan housing industry by building a reputation for excellent community service and customer satisfaction.

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 and seek to expand HAN's Housing Choice Program by thirty (30) percent, subject to HUD allocations of Housing Choice Vouchers.
 - Reduce viable public housing vacancies to 3% or less during three (3) of the next five (5) fiscal years.
 - Leverage private or other public funds to create additional housing opportunities including the possible creative use of HAN's bonding capacity. HAN hopes to create approximately fifteen (15) additional housing opportunities including a combination of Homeownership and rental units.
 - Acquire or build units or developments. Subject to funding availability, HAN estimates that it will acquire or build approximately fifteen (15) units.
 - Other (list below) – Designate units for Transitional Housing

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management to a PHAS score of 90 or more.
- Improve voucher management to maintain high SEMAP scores, preferably at the level of 90+
- Increase customer satisfaction by conducting periodic surveys and responding to the concerns surfaced in the surveys. HAN anticipates conducting two (2) such comprehensive surveys during the next 5 years.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize 25 public housing units:
- Demolish or dispose of obsolete public housing: 4 Units
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Provide Transitional Housing

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords and increase pool of potential landlords by ten (5) percent.
- Increase voucher payment standards
- Implement voucher homeownership program and, subject to available resources, seek to dedicate a minimum of five (5) vouchers to the homeownership program.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists at each newly acquired or built community that houses public housing-assisted residents. Continue formulation and implementation of site-based waiting lists at McWhorter Homes (GA-95-4) and Georgia Callaway Homes (Dodson Place) (GA-95-5B). Explore the possibility, and if feasible, implement additional site-based waiting lists at one or more of the following communities:
 - John H. Jordon Homes (GA95-2)
 - Charlie Neal Homes (GA95-6A)
 - Charlie Reese Homes (GA95-6B)
 - Milo Hunter Homes (GA95-7.3)
 - Sara Brown Homes (GA95-7.4)
 - Southside Homes (GA95-8)
 - Sallie Jones Mordicue (GA95-7.2)
 - Mary C. Freeman Homes (GA95-9)
 - William L. Bonnell Homes (both sites)(GA95-5A)
 - Georgia Callaway Homes (W. Wash. St.)(GA95-5B)
 - Roscoe Jenkins Homes (GA95-7.1)
- Convert public housing to vouchers:
- Other: (list below)

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families by fifteen (15) percent.
 - Provide or attract supportive services to improve assistance recipients' employability and increase enrollment in such services by twenty (20) percent.
 - 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:

Public Housing Agency Plan Provision – Five Year Plan Housing Authority of Newnan (HAN)

Other: (list below) VAWA Policy

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

Other PHA Goals and Objectives: (list below)

HAN Strategic Goal No. 1: Improve service delivery to customers by enhancing operational efficiency, coordinating with community providers, and improving facilities.

Goal No. 1 Overview.

HAN seeks to sustain and enhance its operational and organizational activities by maintaining clear lines of responsibility and accountability for each staff member. Moreover, HAN will enhance its coordination with community providers in an effort to make additional resources available to HAN’s residents and participants. In addition, HAN seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

Goal No. 1 Objectives.

- A. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery flowing from a complete management assessment of HAN’s operations and programs.
- B. Execute Memoranda of Understandings. HAN will negotiate and execute a minimum of three (3) Memoranda of Understandings with community or service providers to provide valuable economic, social, and/or life-style services to HAN’s residents and participants. 3
- C. Provide Community/Service Provider Listing. HAN will develop a comprehensive listing of community and service providers along with a description of the services each provides and publish the list to HAN’s residents and participants.

- D. Continue Staff Training. HAN will take advantage of training opportunities offered by national or regional professional trade organizations and the in-house expertise of its senior management. HAN will also ensure that staff members benefit from on-going training opportunities, including an annual training session related to customer service.
- E. Continue Modernization/Renovation Activities. As funds are identified and become available, HAN will continue the modernization and renovation of selected public housing units.

HAN Strategic Goal No. 2: Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

Goal No. 2 Overview.

HAN seeks to continue its redevelopment activities under the strategic direction of HAN's Board of Commissioners' Redevelopment Committee. The Redevelopment Committee will design and implement a "road map" that will be focused on the gradual financial independence of HAN. Subject to funding identification and availability, HAN's redevelopment activities will primarily consist of a five-prong approach focusing on acquisition, redevelopment, modernization, partnership, homeownership.

Goal No. 2 Objectives:

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

- A. Acquire New Affordable Housing Resources. HAN may acquire and develop brand new market quality affordable housing resources. HAN will also ensure the efficient management of its new affordable housing community, Summit Point.
- B. Acquire Existing Property(ies). HAN may redevelop affordable housing resources through the acquisition of one or more existing multi-family property(ies).
- C. Modernization of Existing Apartments. HAN may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition/rebuild of apartments in one or more existing HAN communities.
- D. Development through Partnerships. HAN may partner with city, community development organizations, and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.

- E. Interaction with other Redevelopment Entities. HAN will continue to interact [directly or through its redevelopment subsidiary Newnan Housing Development Corporation (“NHDC”)] with city and state organizations with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in Coweta County.

HAN Strategic Goal No. 3: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

Goal No. 3 Overview.

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

HAN is in partnership with Breakaway Day Care that is located within the community making daycare more accessible.

Goal No. 3 Objectives.

- A. Updated Occupancy and Leasing Documents. HAN will ensure that all residents execute and abide by the completely updated and revised Dwelling Lease, Rules and Regulations, Pet Addendum, Uniform Resident Housekeeping Standards and ancillary documents (collectively referred to as “Lease”).
- B. Lease Enforcement. HAN will ensure that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.
- C. Curb Appeal and Maintenance. HAN will ensure that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. HAN will also put additional emphasis on preventative maintenance by scheduling the preventive maintenance activities and then reasonably following the schedule.

- D. Economic Independence Pathway. HAN will initiate local and ranking preferences designed to attract more working families to HAN's communities. HAN will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through HAN's various programs toward the ultimate goal of homeownership and economic independence.
- E. Neighborhood Improvement Plans. HAN will continue its active consultation with the Resident Council and neighborhood representatives, to draft, update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.
- F. Neighborhood Daycare: HAN will continue to advertise affordable daycare

HAN Strategic Goal No. 4: Improve the public and community image of the HAN by updating and executing a comprehensive Public Relations and Marketing Strategy.

Goal No. 4 Overview.

HAN's mission to become recognized as a leader in the housing industry in the City of Newnan requires HAN to improve the public and community image of the HAN. HAN has established a proactive Public Relations and Marketing Strategy Program that will require HAN's positive interaction with City officials, community leaders, charitable organizations, real estate professionals, landlords, developers, business community, residents and ordinary citizens. As HAN executes this strategy, HAN will earn the respect of the citizens of Newnan and become an integral part of community's housing fabric.

Goal No. 4 Objectives.

- A. Execute HAN's Public Relations and Marketing Strategy. HAN will update and execute its Public Relations and Marketing Strategy, part of which will require HAN's Public Affairs Officer or Assistant Public Affairs Officer to participate in a community, business, or resident meeting/forum at least three (3) times each quarter. The Public Affairs Officer and/or Assistant Public Affairs Officer will promote HAN on a community-wide basis and as a representative for HAN, will participate in collaborative efforts for community growth.
- B. City's Planning Meetings. HAN will continue its active participation in the City of Newnan's Comprehensive Planning Meeting and other planning sessions designed to discuss and promote redevelopment and housing in and around the City of Newnan.

- C. Participating in Business Organizations. HAN will begin an active involvement in various business organizations and forums, including but not limited to, joining the Coweta-Newnan County Chamber of Commerce.
- D. Enhance Marketing and Publishing Activities. HAN will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform HAN's residents, participants, and the broader community about significant activities involving HAN.
- E. Nurture Development of Income and Information Resources. HAN will continue to develop and pursue income sources and sponsorships for specific programs promoting HAN's mission through partnerships, solicitation of community support, and sponsoring community-based functions.

HAN's Strategic Goal No. 5: Enhance employee services and support systems.

Goal No. 5 Overview.

HAN will encourage a staff that develops and consistently displays positive attitudes, teamwork, quality work, and exceptional customer service. HAN will ensure that employees are given the tools to ensure successful completion of assigned responsibilities. Also, HAN will hold employees accountable for their individual and collective responsibilities, rewarding those who meet HAN's expectations.

Goal No. 5 Objectives.

- A. HAN Reorganization. HAN will thoroughly evaluate its organizational structure and reorganize that structure to bring increased measures of accountability, responsibility and efficiency to HAN's day-to-day operations.
- B. Standard Operating Procedures. HAN will develop and implement Standard Operating Procedures ("SOPs") for each major component of HAN's operations. HAN will update the SOPs periodically to ensure that the SOPs are fresh and reflect HAN's best and actual practices.
- C. Employee Incentives. HAN will continue to enhance and execute its Employee Incentive Programs and employee policies in order to attract the most qualified candidates to open positions and to retain current employees dedicated to HAN's mission.
- D. Training. HAN will continue to emphasize employee training and skills development. Subject to funding availability, HAN will ensure that each employee has a minimum of three organized (3) training experiences/seminars/programs each fiscal year.

E. Efficient Operations. The Executive Management of HAN will continue regularly to consult and meet with employees to devise additional ways to make HAN's operations more efficient, reduce duplicative or unnecessary costs, highlight training, morale or development needs, and identify sources of funding to improve employee services and support systems.

Previous 5-Year Plan Progress Report:

The following chart highlights the progress HAN has made in meeting the HAN's eight strategic goals and attendant objectives described in the previous 5-Year Plan (i.e., FY2001 – FY2005 Five-Year Plan) as required by 24 C.F.R. §903.6(b)(2).

HAN'S 5-YEAR STRATEGIC GOAL PROGRESS REPORT

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
<p>Goal No. 1: Improve service delivery to customers by enhancing operational efficiency, coordinating with community providers, and improving facilities.</p>	
<ul style="list-style-type: none"> • As an ongoing process, the Executive Director will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to HAN facilities and reduce duplicative costs. 	<ul style="list-style-type: none"> ➤ Ongoing. The Executive Director is networking with various community resources to identify funds to assist in the improvement of service delivery and physical improvements. So far, HAN has received: <ul style="list-style-type: none"> ▪ Renewable State of Georgia Mental Health Grant for \$55,000 ▪ Renewable State of Georgia Family Connection Grant for \$50,000 ▪ Renewable United Way Grant for \$58,000 ▪ Renewable Allowances for Children Enrichment Grants
<ul style="list-style-type: none"> • HAN staff will annually conduct a customer satisfaction survey. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN consistently met with its resident organizations at least quarterly and surveyed their level of satisfaction with HAN's activities. HAN also used the Real Estate Assessment Center's Resident Survey ("RASS") as an additional gauge of resident satisfaction and on occasion developed Follow-up Plans if satisfaction waned. For FY2003, the RASS score was 85%.
<ul style="list-style-type: none"> • HAN staff will attend, at a minimum, two training seminars per year. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN staff has attended numerous in-service and industry group trainings in an effort to improve technical competency. Some of the training has included: <ul style="list-style-type: none"> ▪ Executive Director's Training ▪ Project Based Management Training ▪ Section 8 Occupancy ▪ Georgia Department of Labor Worker's Compensation Training ▪ Resident Initiatives ▪ Maintenance and Preventive Maintenance ▪ Capital Fund Program Administration ▪ UPCS ▪ Fiscal and Budgeting ▪ Customer Service ▪ Strategic Planning

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
	<ul style="list-style-type: none"> ▪ Asset Management ▪ Housing Maintenance

Goal No. 2: Investigate redevelopment alternatives, identify professional support, and quantify sources of funding.

<ul style="list-style-type: none"> • By September 2000, HAN will establish a Board Redevelopment committee to protect the financial, re-development and expansion interests of the HAN, who, in turn, will develop a primary agenda that will lead the HAN to financial independence. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN’s Board believed that this objective was so important that the entire Board along with the Executive Director serves on the Redevelopment Committee. ➤ Accomplished. In early 2000, HAN incorporated Newnan Housing Development Corporation (“NHDC”) and empowered it to develop affordable housing in the City of Newnan.
<ul style="list-style-type: none"> • By December 2000, the Executive Director will enhance relationships with City and State organizations with the same or similar redevelopment goals, focusing on improving the public perception of the HAN’s role in the community. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN meets periodically with City officials to discuss and coordinate redevelopment goals. HAN has also become a member of the City of Newnan’s comprehensive planning meeting. These activities have improved public perception of HAN and its contributions to the community. ➤ Accomplished. HAN participates in the state organization GAHRO and dialogues with other housing authorities regarding redevelopment concerns.
<ul style="list-style-type: none"> • By March 2001, the Executive Director will investigate redevelopment initiative partnership possibilities with the City. 	<ul style="list-style-type: none"> ➤ Accomplished. The Executive Director met with officials of the City of Newnan during the 5-Year Plan period and continues the dialogue as the City of Newnan formulates various redevelopment initiatives. In March 2001 the City of Newnan provided HAN with a loan of \$150,000 for redevelopment related activities.

Goal No. 3: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

<ul style="list-style-type: none"> • By July 2000, the Board of Commissioners will establish priorities for the HAN in removing the stigma from the communities through supportive marketing efforts and establishing preferences that will best suit the residents of the city. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN has established local preferences for “working families” and is encouraging residents to become contributing members of the broader community.
<ul style="list-style-type: none"> • By September 2000, the HAN staff, in consultation with the Resident Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development, thereby establishing the role of residents in achieving maximum neighborhood appeal. 	<ul style="list-style-type: none"> ➤ Accomplished. Improvement Plans, developed in consultation with the Resident Council and neighborhood representatives, are in place for each HAN development.
<ul style="list-style-type: none"> • By November 2000, the Executive Director and the HAN staff will develop methods of enforcing model 	<ul style="list-style-type: none"> ➤ Accomplished. HAN has been aggressively enforcing lease provisions related to neighborhood appearance and monitors daily

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
neighbor standards, marketing strategies and a marketing plan for future success.	the <i>curb appeal</i> of each community. HAN has developed a marketing plan that takes into account the capital improvement plan for each community.
<ul style="list-style-type: none"> • By December 2000, the Executive Director along with a consultant, if applicable, will identify potential state and local funding and/or grants. This will include identifying federal sources of funding for physical improvements to the housing stock. 	<ul style="list-style-type: none"> ➤ Ongoing. HAN is continually searching for alternate sources of funding for physical improvements to the housing stock. HAN is continuing to explore a consortium of housing authorities who will issue a bond, collateralized with CFP Funds. The successful efforts of the consortium will enable HAN to undertake physical improvements sooner than would otherwise be possible.

Goal No. 4: Improve the public and community image of the HAN by developing and implementing a comprehensive Public Relations Plan.

<ul style="list-style-type: none"> • By December 2000, the Board of Commissioners must establish parameters for a superior Public Relations Program for the HAN. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN's Board of Commissioners approved and implemented a comprehensive Public Relations Plan.
<ul style="list-style-type: none"> • By January 2001, the Board of Commissioners and the Executive Director will designate a Public Affairs Officer who will promote the HAN on a community-wide basis and as a representative for the HAN, will participate in collaborative efforts for community growth. 	<ul style="list-style-type: none"> ➤ Accomplished. The Executive Director is serving as the Public Affairs Officer. Moreover, HAN has asked the Resident & Community Service Coordinator to serve as an Assistant Public Affairs Officer and attend several community meetings in that capacity. ➤ Accomplished. HAN has established effective relationships with the local media and keeps it informed of activities and programs.
<ul style="list-style-type: none"> • By January 2001, the Executive Director with assistance from the HAN staff will develop a mailing list for marketing and outreach materials and assess and make recommendations for efficient telecommunications to ensure complaints are minimized. 	<ul style="list-style-type: none"> ➤ Accomplished. A mailing and contact list for marketing and outreach materials has been developed. HAN has installed a comprehensive telecommunications system and has seen complaints significantly minimized.
<ul style="list-style-type: none"> • By March 2001, the HAN staff and the Executive Director will create income sources for specific programs through partnerships, solicitation of community support, and sponsoring community-based functions. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN has partnered with the United Way and has received funds from the United Way to sponsor resident activities.

Goal No. 5: Improve employee services and support systems.

<ul style="list-style-type: none"> • By September 2000, the Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the HAN staff. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN's Board of Commissioners established a significant Employee Incentive Program that rewards superior employee performance. The Incentive Program has increased employee morale and made employees more efficient.
<ul style="list-style-type: none"> • By November 2000, the Facilities Manager will establish and implement ethical and professional department standards that will dictate a tracked plan 	<ul style="list-style-type: none"> ➤ Accomplished. The Facilities Manager coordinated the development and implementation of Standard Operating

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
of improvement at all performance levels.	Procedures (“SOP”) along with tracking mechanisms to ensure compliance with the SOP.
<ul style="list-style-type: none"> • By December 2000, the Executive Director will identify sources of funding to improve employee services and support systems. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN completed a partial upgrade of computer systems in 2000-2001. In 2004 HAN completed a full upgrade of its computer systems and technology, including an upgraded server and new desktop computer equipment. ➤ Accomplished. HAN’s staff meet monthly to discuss the operations of HAN, reduction of costs, elimination of duplicate services, and reinforce the 5-Year goals and objectives.

Goal No. 6: HUD Strategic Goal - Increase the availability of decent, safe, and affordable housing.

<ul style="list-style-type: none"> • Apply for twenty-five additional rental vouchers. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN applied to HUD for additional rental vouchers but was not funded by HUD. HAN administered 26 DVP vouchers from Hurricane Katrina. HAN is awaiting direction from HUD if these vouchers will become permanent. HAN is waiting for HUD to advertise additional applicable rental voucher opportunities so that HAN can re-apply.
<ul style="list-style-type: none"> • Reduce public housing vacancies by 3%. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN’s monthly vacancy level is consistently less than 3%.
<ul style="list-style-type: none"> • Leverage private or other public funds to create additional housing opportunities. 	<ul style="list-style-type: none"> ➤ Accomplished. In 2002, HAN issued \$8 million in bonds leveraged with public replacement housing factor and other public funds and constructed a market level 136-unit affordable apartment community. In addition, HAN intends to use the RHF to purchase single family homes.
<ul style="list-style-type: none"> • Acquire or build units or developments. 	<ul style="list-style-type: none"> ➤ Completed. HAN developed, built and completed a market quality 136-unit affordable apartment community known as Summit Point. HAN is currently leasing up the development.
<ul style="list-style-type: none"> • Improve public housing management by a score of 90: (PHAS score). 	<ul style="list-style-type: none"> ➤ Ongoing. HAN’s PHAS score has seen steady increases and HAN expects to approach a 90 PHAS score for FY2004.
<ul style="list-style-type: none"> • Increase customer satisfaction to a score of 5%. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN’s customer satisfaction has improved dramatically and its RASS score is expected to demonstrate the continued success in this area.
<ul style="list-style-type: none"> • Renovate or modernize 50 public housing units. 	<ul style="list-style-type: none"> ➤ Ongoing. Renovations and modernization are proceeding according to schedule. Twelve (12) units have been modernized in Phase I. Phase II is proceeding with the comprehensive renovation of twenty-two (22) units. Phase III

5 Year Plan Goals for Fiscal Years 2001 – 2005	HAN Progress
	will commence after completion of Phase II and will include sixteen (16) units.
<ul style="list-style-type: none"> • Provide thirteen replacement public housing units. 	<ul style="list-style-type: none"> ➤ Ongoing. HAN desires to purchase single family homes in addition to rental units to satisfy this replacement goal. One single family home is currently under contract and additional acquisitions are expected.
<ul style="list-style-type: none"> • Implement twenty-five voucher homeownership program. 	<ul style="list-style-type: none"> ➤ Ongoing. HAN monitors HUD announcements weekly to determine next opportunity to apply for homeownership vouchers. To date, no such opportunities have been available for which HAN could apply.
<ul style="list-style-type: none"> • Implement public housing site-based waiting lists at two sites: GA-95-4 and GA-95-5B. 	<ul style="list-style-type: none"> ➤ Ongoing. Site-based waiting lists for McWhorter Homes and the Georgia Callaway Homes (Dodson Place) are ready for implementation by the end of this fiscal year or early in the next fiscal year.
<p>Goal No. 7: HUD Strategic Goal - Improve community quality of life and economic vitality.</p>	
<ul style="list-style-type: none"> • Implement public housing security improvements. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN hired a full-time security manager who has coordinated the security improvements at each community. Also, HAN has developed closer working relationship with City of Newnan Police Department (“NPD”) and streamlined notification of incident procedures between HAN and NPD.
<p>Goal No. 8: HUD Strategic Goal - Promote self-sufficiency and asset development of families and individuals.</p>	
<ul style="list-style-type: none"> • Increase the number and percentage of employed persons in assisted families by 10%. 	<ul style="list-style-type: none"> ➤ Accomplished. HAN has assisted in meeting this goal by employing several residents and conducting ongoing training designed to increase job skills of residents.

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Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Newnan, Georgia (“HAN”) will use FY2005 Annual Plan to solidify some of the infrastructure, resources and community partnerships necessary to allow HAN to pursue its aggressive housing related goals. Key elements of the FY2005 Annual Plan year can be summarized under five broad headings: Management Operations, Maintenance and Preventive Maintenance Operations, Modernization/Redevelopment Activities, Homeownership Initiatives, and Financial Resources Activities. Highlights under each of these headings follow:

A. Management Operations.

- Comprehensive implementation of key recommendations for more efficient HAN operations described in the most recent Comprehensive Management Assessment of HAN’s operations.
- Reorganization of HAN’s management and maintenance staff to provide clearer lines of responsibility, authority and accountability.
- Implementation of HAN’s recently revised Admissions and Continued Occupancy Policy (“ACOP”). The revised ACOP describes the strategic use of a “working family” local preferences and the increased application of ranking preferences in the selection of applicants for HAN’s communities. The revised ACOP also sets forth the parameters for HAN’s expanded use of site-based waiting lists, stricter pet policy, streamlined Grievance process, and more efficient resident selection protocols.

- Implementation and strict enforcement of HAN's recently revised or developed leasing documents, including, but not limited to: Dwelling Lease, Rules and Regulations, Uniform Resident Housekeeping Inspections, Pet Addendum, and Small-Scale In-home Business Rules.

B. Maintenance and Preventative Maintenance Operations.

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

C. Modernization/Redevelopment Activities.

- HAN will complete Phase II and Phase III of the modernization activity involving a total of thirty-eight (38) apartments or nearly ten percent (10%) of its current public housing inventory.
- HAN will identify the approximately ten percent (10%) of the additional HAN apartments that will comprise Phase IV of HAN's modernization activity. Subject to the identification and receipt of funds, HAN will commence Phase IV activities.

D. Homeownership Initiatives.

- HAN will develop its Homeownership Program that will assist residents/participants achieve the dream of homeownership. HAN's program will use five (5) broad components to frame its homeownership activities. These approaches include, but are not limited to:
 - Homeownership Vouchers. Use of specially allotted and identified homeownership vouchers to assist qualified participants meet their mortgage responsibilities following the purchase of an affordable home.
 - Seamless Path to Homeownership. Seamless path that allow qualified public housing residents to move into HAN's Housing Choice Program (subject to voucher availability) and/or Family Self-sufficiency Program and then into HAN's Homeownership Program.
 - IDA Accounts and Training. Use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities.
 - Broad Collaborations. Collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, HUD, FannieMae and community organizations to assist residents/participants achieve homeownership.
 - Economic and Self-Sufficiency Access. Access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.

- HAN will begin the purchase, construction or development of one or more homes that will be available purchase by qualified affordable housing residents/participants.

E. Financial Resource Activities.

- HAN will participate with a consortium of housing authorities to issue bonds and provide the resources for HAN to accelerate its modernization and redevelop efforts.
- HAN will continue to work with HUD, community organizations and private individuals to identify funds necessary to support HAN's resident and property related programs and initiatives.

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Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Attachment A:** Deconcentration Policy for Covered Developments Analysis
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B:** Resident Membership of the PHA Governing Board
- Attachment C:** Membership of the Resident Advisory Boards
- Attachment D:** Housing Choice Homeownership Capacity Statement
- Attachment E:** Community Service Certification
- Attachment F:** Resident Assessment and Satisfaction Survey Statement
- Attachment G:** Organizational Chart for HAN
- Attachment H:** FY 2008 Capital Fund Program Annual Statement

- Attachment I. Violence Against Women Act Policy**
- Optional Attachments:
- FY 2008 - 2012 Capital Fund Program 5 Year Action Plan (Attachment H)
 - 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)
 - Enterprise Income Verification (EIV) Policy (Attachment J)
 - Family Self-Sufficiency Program Annual Report (Attachment K)
 - HCV Homeownership Program Administration Plan (Attachment L)
 - FY2004 CFP Performance and Evaluation Report (Attachment M)
 - FY2005 CFP Performance and Evaluation Report (Attachment N)
 - FY2006 CFP Performance and Evaluation Report (Attachment O)
 - FY2004 CFPRHF Performance and Evaluation Report (Attachment P)
 - FY2006 CFPRHF Performance and Evaluation Report (Attachment Q)
 - FY2005 CFFP Performance and Evaluation Report (Attachment R)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted 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
X	Dwelling Lease	Annual Plan: Operations and Maintenance
X	Rules and Regulations	Annual Plan: Operations and Maintenance
X	Pet Addendum	Annual Plan: Operations and Maintenance
X	Uniform Resident Housekeeping Standards	Annual Plan: Operations and Maintenance
X	Maintenance Charges Schedule	Annual Plan: Operations and Maintenance
X	Flat Rents Schedule	Annual Plan: Operations and Maintenance
X	Small-Scale in-Home Business Rules	Annual Plan: Operations and Maintenance

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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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1024	5	4	3	4	2	4
Income >30% but <=50% of AMI	1020	4	4	3	4	2	4
Income >50% but <80% of AMI	1205	3	3	3	4	2	3
Elderly	414	3	3	3	4	2	3
Families with Disabilities	N/A	3	4	3	5	2	4
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s (Georgia Dept. of Community Services)
Indicate year: FFY2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - State of Georgia FFY2004 Annual Action Plan
 - Substantial Amendment to the State of Georgia
FFY2000 Consolidated Plan
 - U.S. Census Bureau: 2000 American FactFinder Data sets

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

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

Housing Needs of Families on the Waiting List (as of , March 2008)			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	256	100%	
Extremely low income <=30% AMI	247	96.48%	
Very low income (>30% but <=50% AMI)	9	3.51%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	169	66%	
Elderly families	18	7%	
Families with Disabilities	8	3.12%	
Race/ethnicity – Black	196	76.56%	
Race/ethnicity – White	50	19.53%	
Race/ethnicity – Hispanic	10	3.9%	
Race/ethnicity - Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	107	41.8%	
2 BR	89	34.77%	
3 BR	48	18.8%	
4 BR	10	3.9%	
5 BR	1	.39%	
5+ BR	0	0%	

**Housing Needs of Families on the Waiting List
(as of , March 2008)**

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 1 Month (i.e., February 2008)

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes Victims of Domestic Violence

Housing Needs of Families on the Waiting List
(as of , March 2008)

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	30	100%	0%
Extremely low income <=30% AMI	30	100%	0%
Very low income (>30% but <=50% AMI)	0	0%	0%
Low income (>50% but <80% AMI)	0	0%	0%
Families with children	29	97%	0%
Elderly families	1	3%	0%
Families with Disabilities	0	0%	0%
Race/ethnicity – Black	29	97%	0%
Race/ethnicity – White	0	0%	0%
Race/ethnicity – Hispanic	1	3%	0%
Race/ethnicity - Other	0	0%	0%

Characteristics by Bedroom Size
(Public Housing Only)

1BR	5	17%	0%
2 BR	7	23%	0%
3 BR	16	53%	0%
4 BR	2	7%	0%
5 BR	0	0%	0%
5+ BR	0	0%	0%

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months) 17 (August 2007)

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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)
 - Participate in City of Newnan Community Redevelopment Committee meetings to ensure that the need and availability of affordable housing is raised

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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)
 - To the extent financially feasible, take into consideration mobility disabilities when renovating and modernizing ground floor public housing apartments

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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)

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2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$1,132,324	Affordable Housing
b) Public Housing Capital Fund	\$ 616,025	Affordable Housing; Other
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Replacement Housing Factor	125,951	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$ 418,936	Affordable Housing
4. Other income (list below)		
a) Reimbursement for Salary and Expenditures	\$ 73,352	Other
5. Non-federal sources (list below)		
a) Interest	\$2,602	Affordable Housing; Supportive Services
b) Dept. of Human Resources Family Connection		Supportive Services
c) Mental Health Grant		Supportive Services
d) United Way		Supportive Services
Total resources	\$2,369,190	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) approximately 10 – 20 families
- When families are within a certain time of being offered a unit: (state time) approximately 2 – 4 weeks
- 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 (at HAN's option)
- Other (describe)
 - Ability of the Resident family to have utilities turned on in their own name so that utilities will be furnished to the apartment.

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? @5

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? 2

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Severely Underhoused (i.e., underhoused by 2 or more bedrooms)
 - Such other transfer needs as the Executive Director may authorize in any Annual Transfer Plan.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Violence Against Women

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.

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

Former Federal preferences:

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

Other preferences (select all that apply)

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

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)
 - PHA Rules and Regulations
 - PHA Uniform Resident Housekeeping Standards
 - PHA Pet Addendum
 - Small-Scale In-Home Business Rules

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

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

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

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below):
More emphasis will be placed on encouraging residents to utilize HAN's programs designed to increase economic, social and/or life-style independence by residents. HAN will also take steps to encourage higher income residents to join HAN's Homeownership Program when it is fully implemented.

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

GA 95-5B - Georgia Callaway Homes
GA 95-10 - Pritchett Homes

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:

Any family that can document that the family is having difficulty locating a suitable residence will be granted an extension. Extensions are also provided for handicapped or disabled families having difficulty locating suitable units.

(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

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.

- 4 Date and Time (used as a ranking preference following the income ranking preference)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application (after using income ranking preference)
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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?

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 Other (list below)

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

(Note: this will only be available to certain categories of residents based on economic and homeownership program enrollment criteria).

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See Attachment G).
- 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	395	13%
Section 8 Vouchers	68	2%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (a) Admissions and Continued Occupancy Policy
 - (b) Dwelling Lease
 - (c) Rules and Regulations
 - (d) Uniform Resident Housekeeping Standards
 - (e) Pet Addendum
 - (f) Small-Scale In-Home Business Rules
 - (g) Economic and Life-style Self-sufficiency Program
 - (h) Standard Operating Procedures
 - (i) Routine and Preventive Maintenance Schedules
 - (j) Maintenance Charges Schedule
- (2) Section 8 Management: (list below)
- (a) Administrative Plan
 - (b) Family Self-sufficiency Program
 - (c) Voucher Homeownership Program

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (Attachment H)

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

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

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

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

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

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

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

HAN intends to pursue financing so that it can purchase one or more public housing or homeownership units during the next plan year. In addition, HAN intends to purchase single family homes utilizing Replace Housing Factor funds.

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:

HAN intends to pursue financing so that it can purchase one or more public housing or homeownership units during the next plan year. In addition, HAN intends to begin replacing up to four (4) units of Public Housing lost to demolition activities that occurred in a previous Annual Plan year.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: John Jordan Homes 1b. Development (project) number: GA95-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval X Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/20/06)
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development

<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: <u>07/09</u>
b. Projected end date of activity: <u>06/10</u>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: William L. Bonnell Homes (both sites)
1b. Development (project) number: 95-5A
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: DD/MM/YY
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Milo Hunter Homes 1b. Development (project) number: 95-7.3
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 34 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Southside Homes 1b. Development (project) number: 95-8
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 34 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Mary C. Freeman Homes 1b. Development (project) number: 95-9
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: DD/MM/YY
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 60 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

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

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

HUD has not mandated that HAN convert any of its affordable housing units/communities and, as of this date, HAN has not voluntarily converted any of its affordable housing units/communities.

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

HUD has not mandated that HAN convert any of its affordable housing units/communities and, as of this date, HAN has not voluntarily converted any of its affordable housing units/communities.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Unknown – (Note: HAN plans to purchase homeownership units with Replacement Housing Factor funds and therefore no development name has yet be given)
1b. Development (project) number: N/A
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>09/30/2008</u>
5. Number of units affected: ≤15
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component

12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below: See Attachment D

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/23/04

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific)	Access (development office / PHA main office /	Eligibility (public housing or section 8 participants)

		criteria/other)	other provider name)	or both)
Family Self-Sufficiency (Description: economic independence)	50	Voluntary	Main Office	Both
HAN's Economic Self-Sufficiency Program (Description: economic and social independence)	25	Voluntary (mandatory for minimum renters)	Main Office	Both
Breakaway After-School Program (Description: after school program for children encouraging children towards higher achievement)	50	Voluntary	Main Office	Both
Childcare Program (Description: Program to help parents with infants and toddlers)	20	Voluntary	Main Office	Both
Transportation of residents to and from work, doctor's appointments and some after school programs	30	Voluntary	Main Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 04/7/2008)
Public Housing	0	12
Section 8	0	19

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

- Roscoe Jenkins Homes (GA-95-7) - This area has improved since the implementation of the Neighborhood Watch Program. Residents with lease violations were evicted and more applicants are being housed that are willing to comply with rules and regulations of the lease.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program/Neighborhood Watch
- Other (describe below)
 - Crime awareness information in selected HAN Monthly Newsletter to residents and participants
 - Off duty Police Officers (As needed)
 - Red Ribbon Week Activities
 - National Night Out

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

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

C. Coordination between PHA and the police

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

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

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

- All of HAN's communities are affected by these measures and activities.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 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)]

HAN has met the requirements as stated in 24 *C.F.R.* Part 903.7(n). HAN's Pet Policy is contained in its Admissions and Continued Occupancy Policy and available as a supporting document to this FY2007 Annual Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition,

and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

Professional management of a bond pool fund secured, in part, with HAN's CFP funds. A portion of the bond pool fund will be used to renovate public housing units.

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 (Attachment C)
- Provided below:

Generally the Resident Advisory Boards have been extremely supportive of HAN's activities and efforts. During the Resident Advisory Board meetings comments centered on: Homeownership, parking, trespassing, Section 8.

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

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

Other: (list below)

Through the consultation sessions with the Resident Advisory Boards, HAN considered and evaluated Resident Advisory Board members' comments

and to the extent consistent with the direction of HAN, incorporated those comments within the Plan during the planning process.

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance (Note: recipient must be in lease compliance)
- Any adult member of a resident or assisted family organization
- Other (list)
 - Any resident selected by the Mayor of the City of Newnan, Georgia.

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
 - To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
 - To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
 - To improve the responsiveness of state and local policies to affordable housing issues. (Note: this priority is a part of the *FFY2004 Annual Action Plan* for the State of Georgia).
- Other: (list below)

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

The *FFY2000 Consolidated Plan for the State of Georgia* supports HAN's Annual Plan in its promotion of the following priorities:

- To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.
- To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
- To improve the responsiveness of state and local policies to affordable housing issues. (Note: this priority is a part of the *FFY2004 Annual Action Plan* for the State of Georgia).

D. Other Information Required by HUD

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

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

HAN FY2005 - 2009 Five-Year Plan.

A “substantial deviation” or “significant amendment or modification” to HAN’s FY2005 – 2009 Five-Year Plan (“Five-Year Plan”) is defined as substantial changes, modifications, or amendments to the Five-Year Plan that materially and significantly modify HAN’s goals listed in Section B of the Five-Year Plan. A change in HAN’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.” Other than for “substantial deviation” or “significant amendment or modifications,” as defined above, HAN may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board or resident consultation.

HAN FY2008 Annual Plan.

A “substantial deviation” or “significant amendment or modification” to HAN’s FY2008 Annual Plan (“Annual Plan”) is defined as substantial changes, modifications, or amendments to the Annual Plan that materially and significantly modify HAN’s goals listed in Section B of the Five-Year Plan or materially and significantly modify the strategies outlined in the Annual Plan. Notwithstanding the foregoing, HAN may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by HAN and included in the FY 2008 Annual Plan and such changes shall not be considered a “substantial deviation” or a “significant amendment or modification.” Specifically, HAN anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of replacement reserve funds under the Capital Fund) and such changes shall not be deemed to be a “substantial deviation or a “significant amendment or modification” to the FY 2008 Annual Plan.

Attachments

TABLE OF CONTENTS FOR ATTACHMENTS

<u>Attachment</u>	<u>Description</u>
Attachment A	Deconcentration Policy for Covered Developments Analysis
Attachment B	Resident Membership of the PHA Governing Board
Attachment C	Membership on the Resident Advisory Boards
Attachment D	Housing Choice Homeownership Capacity Statement
Attachment E	Community Service Certification
Attachment F	Resident Assessment and Satisfaction Survey Statement
Attachment G	Organizational Chart for HAN
Attachment H	Capital Fund Program Annual Statement
Attachment I	Violence Against Women Act Policy
Attachment J	Enterprise Income Verification (EIV) System Policy
Attachment K	Family Self-Sufficiency Program Annual Report
Attachment L	HCV Homeownership Program Administrative Plan
Attachment M	FY2005 CFP Performance and Evaluation Report
Attachment N	FY2006 CFP Performance and Evaluation Report
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Attachment P	FY2006 CFP/RHF Performance and Evaluation Report
Attachment Q	FY2007 CFP/RHF Performance and Evaluation Report
Attachment R	FY2008 CFP/RHF Performance and Evaluation Report
Attachment S	FY2006 CFFP Performance and Evaluation Report

ATTACHMENT A

Deconcentration Policy for Covered Developments Analysis

The Housing Authority of the City of Newnan, Georgia performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered developments should fall between 85% and 115% of the Authority-wide average income (“Established Income Range” or “EIR”). The average income for all of HAN’s covered communities was \$10,530 per household. The table below shows that two (3) communities were above the 115% upper limit for the Established Income Range, no community were below the lower limit for the Established Income Range. The Pritchett Homes I & II Communities are single family homes purchased by the Authority. Even so, each of these communities expect 1 (95-10) had average resident incomes that are below 30 percent of the area median income.

Development Number	Development Name	Average Income	Family Communities Average Income	Percentage Relative to EIR
95-5B	Georgia Callaway Homes (MLK J. Dr.)	\$17,398	\$10,530	168%
95-10	Pritchett Homes I	\$25,623	\$10,530	247%
95-11	Pritchett Homes II	\$15,454	\$10,530	149%

HAN responds to the following deconcentration questions as follows:

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Georgia Callaway Homes (MLK Jr. Dr.)	20	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below
Pritchett Homes I	1	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below
Pritchett Homes II	1	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Below

In addition to the strategies outlined above, HAN intends to select more higher income individuals to move into the two communities that were below the EIR, and to encourage residents in these communities to take fuller advantage of those HAN programs designed to assist residents obtain economic and social independence. For those communities who are above the EIR, HAN intends to select some lower income families and encourage them to lease units in these communities.

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

The Housing Authority of the City of Newnan, Georgia's Governing Board is the Board of Commissioners. Currently there is one resident on the Board of Commissioners. Her name and information is as follows:

Resident:	Ms. Carolyn Andrews
Term Length:	Five (5) years
Term Expiration:	January 2009
Method of Selection:	Appointed by the Mayor of the City of Newnan, Georgia

ATTACHMENT C

MEMBERSHIP ON THE RESIDENT ADVISORY BOARDS

The following members constitute The Housing Authority of the City of Newnan, Georgia's Resident Advisory Board:

- Mella Grimsley
- Gladys Roberts
- Helen Jackson
- Louise Jones
- Jolynn Owens

The following members constitute The Housing Authority of the City of Newnan, Georgia's Resident Council that HAN utilizes from time to time as another Resident Advisory Board. HAN consulted with the Resident Council in preparation for the submission of its FY2005-2009 Five-Year Plan and its FY2008 Annual Plan:

- Betty Snelling
- Patricia Calhoun
- Amanda Gilbert
- Melanie Varnadoe
- Helen Jackson
- Hilmer Arrington

ATTACHMENT D

HOUSING CHOICE HOMEOWNERSHIP CAPACITY STATEMENT

HAN is administering its Home Ownership Program through the Housing Choice Program. On April 16, 2007 HAN's Board of Commissioners approved the new Housing Choice Homeownership Program as Attachment A of the Housing Choice Program's Administrative Plan. The Home Ownership Program is described within the Housing Choice Homeownership Programs Administrative Plan and is available as a Supporting Document to this FFY2008 Annual Plan.

As set forth in 24 *C.F.R.* §982.625(g), HAN demonstrates its capacity to administer the Program by satisfying "one or more" of the following:

- A. HAN's Program will employ and establish a minimum homeowner income requirement. At the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult members who will own the home, must have a gross annual income of at least \$20,000.
- B. HAN's Program will employ and require that financing for the purchase of a home under its Housing Choice Home Ownership program will be provided, insured, or guaranteed by the state or federal government; and comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.
- C. HAN's program otherwise demonstrates that it has the capacity, or will acquire the capacity, to successfully operate an Housing Choice Homeownership program. HAN hereby shows that it has the following capacity:
 - Adequate management to implement, sustain, and promote its homeownership program including professionals skilled and experience at: (i) home ownership counseling (both pre- and post- purchase); (ii) mortgage counseling; (iii) credit counseling; (iv) financial structuring; (v) asset management; (vi) real estate development; and (vii) budget counseling.
 - Adequate maintenance of a home ownership waiting list including the:
 - (i) establishment of uniform criteria for each home ownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with HAN's home ownership program.

ATTACHMENT E

Attachment E – Implementation of Public Housing Resident Community Service Requirements

A. Each adult resident (18 years of older) of the HOUSING AUTHORITY OF NEWNAN determined non- exempt must complete at least 8 hours of community service within their community of residence; or, participate in an economic self-sufficiency program for at least 8 hours per month; or, attend school at least 15 hours per week.

The HOUSING AUTHORITY OF NEWNAN provides community service activities each month for participants through two on-going services, Angel Food Ministries and a weekly food pantry. Both services are located on-site. The HOUSING AUTHORITY OF NEWNAN will be providing training each month at the Administrative Office which will allow participants to meet their monthly requirements. The HOUSING AUTHORITY OF NEWNAN also collaborates with local agencies, grassroots organizations, and community facilities to provide additional opportunities.

Exemptions

Exemptions from the requirement shall be made for any individual who meets the requirements pursuant to Federal Guidelines. The HOUSING AUTHORITY OF NEWNAN has outlined these guidelines in their full policy on file in the administrative office.

Annual Determinations

For each public housing resident, after the initial 12 month period, the HOUSING AUTHORITY OF NEWNAN shall, thirty days before the expiration of the lease, review and determine the compliance of the resident with the Community Service requirement. Determinations shall be in conformance with the principles of due process and on a nondiscriminatory basis.

Noncompliance

If the HOUSING AUTHORITY OF NEWNAN determines a resident to be in noncompliance with the requirement, a written notification will be issued to the resident of such. The resident will be notified of the grievance process. The resident will be given the opportunity to enter into an agreement to satisfy the noncompliance by participating in prescribed or approved activities before the expiration of the lease term. The agreement will also advise the resident that failure to comply with the agreement may be cause for lease termination.

The HOUSING AUTHORITY OF NEWNAN shall not renew or extend any lease, or provide a new lease, for a dwelling unit for any household that includes an adult member who has been determined in noncompliance and failure to comply or attempt to comply with the agreement.

The HOUSING AUTHORITY OF NEWNAN's Community Service Policy can be reviewed at the administrative office.

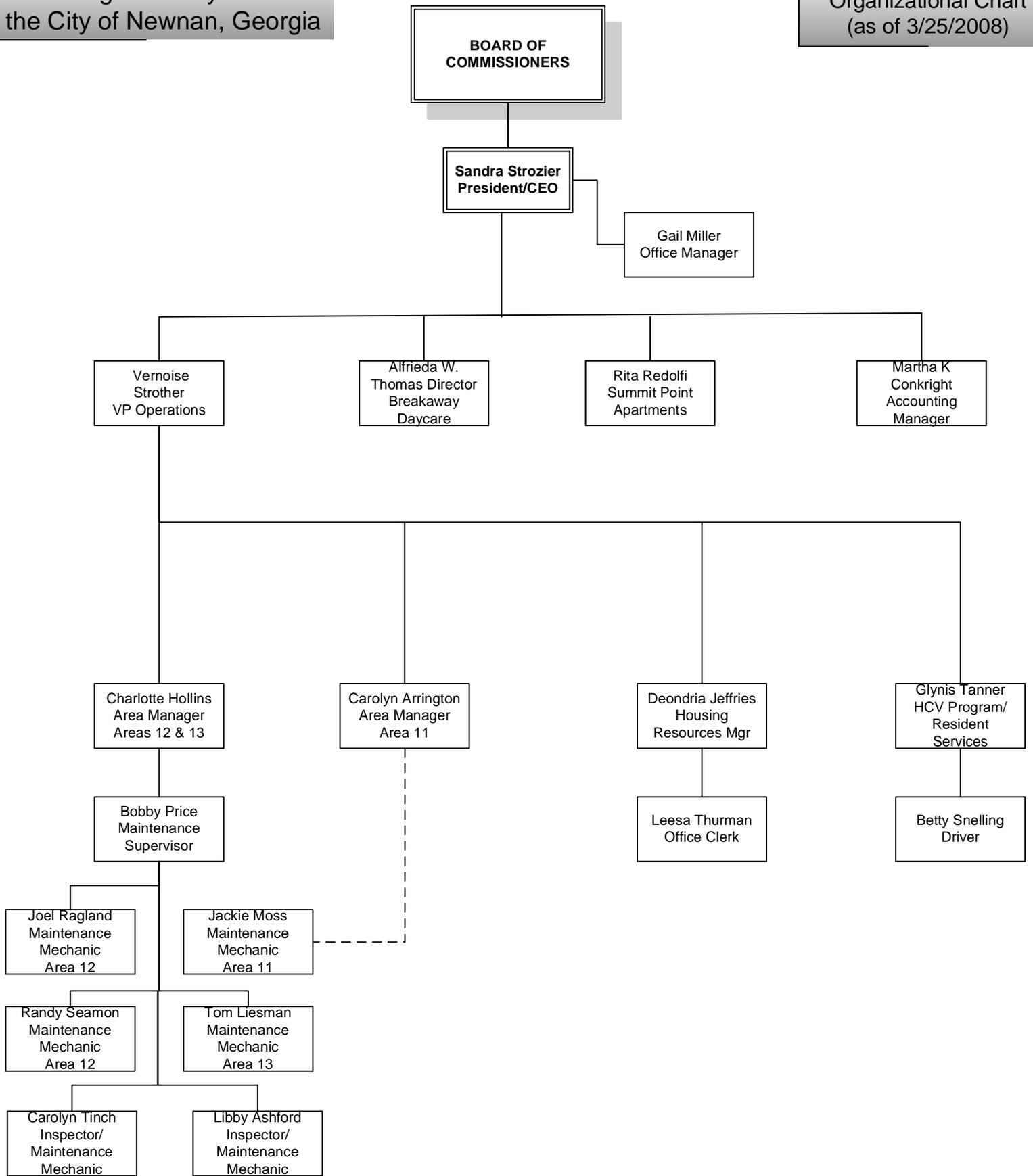
ATTACHMENT F

RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT

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

<u>Section</u>	<u>Score</u>
Maintenance and Repair	91%
Communication	75.3%
Safety	77.9%
Services	95.5%
Neighborhood Appearance	75.4%

As HAN did not receive a score of less than 75% in any section of the Survey, no Follow-up Plan or further information is required from HAN. Even so, HAN intends to keep up its efforts to working with its resident leaders and residents to improve the communication between residents and management. HAN will also continue its strategy of beautifying HAN communities and maintain its efforts to upkeep the overall appearance of all HAN communities.



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 Newnan

Grant Type and Number
 Capital Fund Program Grant No.
 Replacement Housing Factor Grant No:

GA06P095501-08

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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations	\$51,994.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration	\$61,602.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$3,000.00			
10	1460 Dwelling Structures	\$318,871.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$177,552.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$618,019.00			
22	Amount of line 21 Related to LBP Activities	\$2,900.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			

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

PHA Name: **Grant Type and Number** **GA06P096501-08**
 Housing Authority of Newnan Capital Fund Program Grant No. Replacement Housing Factor Grant No:

Federal FY of Grant: **2008** Capital Fund Program Grant No.

Development Number Name/PA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations Subtotal Operations	1406	L.S.	\$51,994.00 \$51,994.00				
PHA Wide	Management Fee Subtotal for Management Fee	1410	L.S.	\$61,602.00 \$61,602.00				
GA95-9	A/E Fees GA095-6B Subtotal Fees and Costs Landscaping Subtotal Site Improvements	1430 1450	L.S. L.S.	\$5,000.00 \$5,000.00 \$3,000.00 \$3,000.00				
GA95-6A	Replace roof, soffit & fascia	1460	6 Buildings	\$80,000.00				
GA95-6B	Selective Demolition & Abatement Mechanical (Central Heat/Air, dryer Vents Plumbing (water heaters, shower risers, kitchen&bath fixtures, drains and supply lines to slabs Kitchen, Baths, Electrical, Windows Doors, Security Screens doors Roofing, Fascia, Soffits, exterior Trim, porch columns, rails, interior walls Gable front porches	1460	4 units	\$160,000.00				
GA95-08	Replace roof, soffit & fascia Subtotal Dwelling Structure Collateralization of Debt Service Grant Total	1460 1460 1501	6 Buildings	\$78,871.00 \$318,871.00 \$177,552.00 \$618,019.00				

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

PHA Name: _____
 Housing Authority of Newnan
 Grant Type and Number: _____
 Capital Fund Program Grant No.: GA06P095501-08
 Replacement Housing Factor Grant No.: _____
 Capital Fund Program Grant No. GA06P095501-08

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	06/30/09			06/30/10			
PHA Wide - Management Improvements	06/30/09			06/30/10			
PHA Wide - Administration	06/30/09			06/30/10			
GA095-6B - Fees & Costs	06/30/09			06/30/10			
PHA Wide - Fees & Costs	06/30/09			06/30/10			
GA095-6B - Site Improvements	06/30/09			06/30/11			
GA095-6B - Dwelling Structures	06/30/09			06/30/11			
PHA Wide - Collateralization of Debt Service	06/30/09			06/30/10			

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

Activities for Year 1	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
2008							
See Annual Statement	GA95-2 Jordan Homes	Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Selective Demolition and abatement	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	GA95-2 Jordan Homes	Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Selective Demolition and abatement	\$35,000 \$25,000 \$25,000 \$25,000 \$20,000 \$10,000 \$0 \$5,000 \$10,000 \$5,000	
		Subtotal:	\$0		Subtotal:	\$160,000	
		GA95-4 McWorter Homes		\$0	GA95-4 McWorter Homes		\$0
		Subtotal:	\$0		Subtotal:	\$0	
		GA95-5A William L. Bonnell Homes	Abate lead paint and asbestos	\$0	GA95-5A William L. Bonnell Homes	Abate lead paint and asbestos	\$0
		Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features.			Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features.		
		GA95-5B Georgia Callaway Homes	Fencing at play area and basketball court. Repair and playground equipment. Replace pavilion metal roof. Replace gutter guard. Remove garbage can stands. space.	\$0 \$0 \$0 \$0 \$0	GA95-5B Georgia Callaway Homes		\$0 \$0 \$0 \$0
		Subtotal:	\$0		Subtotal:	\$0	
		GA95-6A Charlie Neal Homes	Roofing, fascia, soffits, and exterior trim.		GA95-6A Charlie Neal Homes	Roofing, fascia, soffits, and exterior trim.	
		GA95-6B Charlie Neal Homes Renovate 4 Units	Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features. Replace damaged retaining wall, damaged sidewalks, drainage features. Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing. Abate lead paint and asbestos	\$22,000 \$5,000 \$6,000 \$8,000 \$12,000 \$20,000 \$35,000 \$5,000 \$20,000 \$5,000 \$5,000 \$5,000 \$3,500 \$3,500 5000		Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features. Replace damaged retaining wall, damaged sidewalks, drainage features. and basketball court and repair play surface and fencing. Abate lead paint and asbestos	\$0 \$0 \$0 \$0
	GA95-7.1	Subtotal:	\$160,000		Subtotal:	\$0	

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CHARLIE REESE HOMES		Abate lead paint and asbestos		GA95-7.1 CHARLIE REESE HOMES	Abate lead paint and asbestos	
		Mechanical (central heat and air conditioning, dryer vents)			Mechanical (central heat and air conditioning, dryer vents)	
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)			Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	
		Kitchens (cabinets, range hoods & vents, back splashes)			Kitchens (cabinets, range hoods & vents, back splashes)	
		Baths (shower surrounds and accessories)			Baths (shower surrounds and accessories)	
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)			Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.			Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.			Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0		Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0		Enclose closet open spaces	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Selective Demolition and abatement	\$0		Selective Demolition and abatement	\$0
	Subtotal:	\$0		Subtotal:	\$0	
GA95-7.2 Sallie Jones Mordicue Homes		Abate lead paint and asbestos	\$0	GA95-7.2 Sallie Jones Mordicue Homes	Abate lead paint and asbestos	\$0
		Mechanical (central heat and air conditioning, dryer vents)	\$0		Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0		Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0		Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0		Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0		Enclose closet open spaces	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Selective Demolition and abatement	\$0		Selective Demolition and abatement	\$0
	Subtotal:	\$0		Subtotal:	\$0	
GA95-7.3 Milo Hunter Homes		Paint exterior railings.	\$0	GA95-7.3 Milo Hunter Homes	Paint exterior railings.	\$0
		Paint aged shutters.	\$0		Paint aged shutters.	\$0
		Replace defective glazing beads.	\$0		Replace defective glazing beads.	\$0
		Replace worn weatherstripping and sweeps.	\$0		Replace worn weatherstripping and sweeps.	\$0
		Re-configure Admin. Office space	\$0		Re-configure Admin. Office space	\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			\$0			\$0
			Subtotal:		\$0	
GA95-7.4 Sara Brown Homes		Abate lead paint and asbestos	\$0	GA95-7.4 Sara Brown Homes	Abate lead paint and asbestos	\$0
		Mechanical (central heat and air conditioning, dryer vents)	\$0		Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0		Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0		Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0		Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0		Enclose closet open spaces	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Selective Demolition and abatement	\$0		Selective Demolition and abatement	\$0
	Subtotal:	\$0		Subtotal:	\$0	

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

Activities for Year 1	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
2008							
See Annual Statement	GA95-2 Jordan Homes	Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Selective Demolition and abatement	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	GA95-2 Jordan Homes	Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Selective Demolition and abatement	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
			Subtotal:		Subtotal:	\$0	
		GA95--4 McWorter Homes		\$0 \$0	GA95--4 McWorter Homes	\$0 \$0	
			Subtotal:	\$0		Subtotal:	\$0
		GA95--5A William L. Bonnell Homes	Abate lead paint and asbestos Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	GA95--5A William L. Bonnell Homes	Abate lead paint and asbestos Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
			Subtotal:	\$0		Subtotal:	\$0
		GA95-5B Georgia Callaway Homes		\$0 \$0	GA95-5B Georgia Callaway Homes		\$0 \$0
			Subtotal:	\$0		Subtotal:	\$0
		GA95-6A Charlie Neal Homes	Abate lead paint and asbestos Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features. Replace damaged retaining wall, damaged sidewalks, drainage features. Repair/paint Pavilion roof, repair palyground equipment and basketball court and repair play surface and fencing.	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	GA95-6A Charlie Neal Homes	Abate lead paint and asbestos Mechanical (central heat and air conditioning, dryer vents) Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs) Kitchens (cabinets, range hoods & vents, back splashes) Baths (shower surrounds and accessories) Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI) Replace windows, entry doors and frames, and entry hardware. Add security screen doors. Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint. Replace interior doors and hardware Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint) Paint exterior trim and interior surfaces Enclose closet open spaces Replace damaged retaining wall, damaged sidewalks, drainage features. Replace damaged retaining wall, damaged sidewalks, drainage features. and basketball court and repair play surface and fencing.	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
			Subtotal:	\$0		Subtotal:	\$0

Activities for Year 1	Activities for Year 4			Activities for Year 5		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008						
	GA95-6B			GA95-6B		
	Charlie Reese Homes	Mechanical (central heat and air conditioning, dryer vents)	\$22,000	Charlie Reese Homes	Mechanical (central heat and air conditioning, dryer vents)	\$22,000
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$5,000		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$5,000
		Kitchens (cabinets, range hoods & vents, back splashes)	\$6,000		Kitchens (cabinets, range hoods & vents, back splashes)	\$6,000
		Baths (shower surrounds and accessories)	\$8,000		Baths (shower surrounds and accessories)	\$8,000
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$12,000		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$12,000
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$27,000		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$27,000
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$35,000		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$35,000
		Replace interior doors and hardware	\$25,000		Replace interior doors and hardware	\$25,000
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$15,000		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$15,000
		Selective Demolition and abatement	\$5,000		Selective Demolition and abatement	\$5,000
		Subtotal:	\$160,000		Subtotal:	\$160,000
	GA95-7.1			GA95-7.1		
	Roscoe Jenkins Homes	Abate lead paint and asbestos	\$0	Roscoe Jenkins Homes	Abate lead paint and asbestos	\$0
		Mechanical (central heat and air conditioning, dryer vents)	\$0		Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0		Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0		Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0		Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0		Enclose closet open spaces	\$0
		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0
		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0
		Repair/paint Pavilion roof, repair palyground equipment and basketball court and repair play surface and fencing.	\$0		and basketball court and repair play surface and fencing.	\$0
		Subtotal:	\$0		Subtotal:	\$0
	GA95-7.2			GA95-7.2		
	Sallie Jones Mordicue Homes	Abate lead paint and asbestos	\$0	Sallie Jones Mordicue Homes	Abate lead paint and asbestos	\$0
		Mechanical (central heat and air conditioning, dryer vents)	\$0		Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0		Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0		Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0		Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0		Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0		Enclose closet open spaces	\$0
		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0
		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0
		Repair/paint Pavilion roof, repair palyground equipment and basketball court and repair play surface and fencing.	\$0		and basketball court and repair play surface and fencing.	\$0
		Selective Demolition and abatement	\$0		Selective Demolition and abatement	\$0
		Subtotal:	\$0		Subtotal:	\$0
	GA95-7.3			GA95-7.3		
	Milo Hunter Homes		\$0	Milo Hunter Homes		\$0
		Subtotal:	\$0		Subtotal:	\$0

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
GA95-7.4 Sara Brown Homes		Abate lead paint and asbestos	\$0	GA95-7.4 Sara Brown Homes	Abate lead paint and asbestos	\$0	
		Mechanical (central heat and air conditioning, dryer vents)	\$0			Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0			Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0			Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0			Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0			Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0			Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0			Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0			Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0			Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0			Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0			Enclose closet open spaces	\$0
Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0	Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0				
Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0	Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0				
Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0	Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0				
Selective Demolition and abatement	\$0	Selective Demolition and abatement	\$0				
	Subtotal:	\$0		Subtotal:	\$0		
GA95-8 Southside Homes		Abate lead paint and asbestos	\$0	GA95-8 Southside Homes	Abate lead paint and asbestos	\$0	
		Mechanical (central heat and air conditioning, dryer vents)	\$0			Mechanical (central heat and air conditioning, dryer vents)	\$0
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0			Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$76,658			Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$82,213			Baths (shower surrounds and accessories)	\$59,587
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0			Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$99,284
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0			Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0			Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0			Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0			Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0			Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0			Enclose closet open spaces	\$0
Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0	Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0				
Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0	Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0				
Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0	Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0				
Selective Demolition and abatement	\$0	Selective Demolition and abatement	\$0				
	Subtotal:	\$158,871		Subtotal:	\$158,871		
GA95-9 Mary C. Homes		Mechanical (central heat and air conditioning, dryer vents)	\$0	GA95-9 Mary C. Homes	Mechanical (central heat and air conditioning, dryer vents)	\$0	
		Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0			Plumbing (Water heaters, shower risers, new kitchen and bath fixtures, drains, and supply lines to slabs)	\$0
		Kitchens (cabinets, range hoods & vents, back splashes)	\$0			Kitchens (cabinets, range hoods & vents, back splashes)	\$0
		Baths (shower surrounds and accessories)	\$0			Baths (shower surrounds and accessories)	\$0
		Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0			Electrical (services, panels, total re-wire, new devices and fixtures, add GFCI)	\$0
		Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0			Replace windows, entry doors and frames, and entry hardware. Add security screen doors.	\$0
		Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0			Roofing, fascia, soffits, and exterior trim. Porch columns and rails. Site rails. Exterior paint.	\$0
		Replace interior doors and hardware	\$0			Replace interior doors and hardware	\$0
		Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0			Flooring (vinyl composition tile and base and ceramic tile and base) Other interior finishes (drywall and Paint)	\$0
		Paint exterior trim and interior surfaces	\$0			Paint exterior trim and interior surfaces	\$0
		Enclose closet open spaces	\$0			Enclose closet open spaces	\$0
		Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0			Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0
Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0	Replace damaged retaining wall, damaged sidewalks, drainage features.	\$0				
Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0	Repair/paint Pavilion roof, repair playground equipment and basketball court and repair play surface and fencing.	\$0				
Selective Demolition and abatement	\$0	Selective Demolition and abatement	\$0				
	Subtotal:	\$0		Subtotal:	\$0		
	Subtotal of Estimated Cost	\$318,871		Subtotal of Estimated Cost	\$318,871		

HOUSING AUTHORITY OF NEWNAN VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

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

This Policy shall be applicable to the administration by HAN of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

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

III. Other HAN Policies and Procedures

This Policy shall be referenced in and attached to HAN’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of HAN’s Admissions and Continued Occupancy Policy. HAN’s annual public housing agency plan shall also contain information concerning HAN’s activities, services or programs relating to domestic violence, dating violence, and stalking.

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

IV. Definitions

As used in this Policy:

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

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

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person;

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

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

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

V. Admissions and Screening

A. *Non-Denial of Assistance.* HAN will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

[Optional preference provision: Note that VAWA does not require an admissions preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence]

B. *Admissions Preference.* Applicants for housing assistance from HAN will receive a preference of Involuntarily Displaced - Domestic Violence – The applicant has vacated a housing unit because of domestic violence or the applicant lives in a housing unit with a person who engages in documented domestic violence. For purposes of this preference, domestic violence means actual or threatened physical violence directed against one or more members of the applicant’s family by a spouse or other member of the applicant’s household, and the violence has occurred recently, or is of a continuing nature, and the violence has been reported to the appropriate authorities.

[Optionaladverse information provision : Note that VAWA does not require such a provision]

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, HAN, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, HAN shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. HAN will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by HAN:

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

result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of HAN or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither HAN nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of HAN or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or HAN, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, HAN or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by HAN. Leases used for all public housing operated by HAN and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by HAN, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, HAN or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., HAN shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken

by HAN. Section 8 owners or managers receiving rental assistance administered by HAN may elect to require verification, or not to require it as permitted under applicable law.

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

1. *HUD-approved form* - by providing to HAN or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to HAN or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to HAN or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by HAN, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The President/CEO of HAN, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the President/CEO owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to HAN or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by HAN shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

[Optional provisions – paragraphs A through D]

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, HAN will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* HAN will act upon such an application promptly [alternatively, insert a number of business days].

C. *No right to transfer.* HAN will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of HAN, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying HAN public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term

unless released by HAN. In cases where HAN determines that the family's decision to move was reasonable under the circumstances, HAN may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

- E. *Portability*. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

[Optional Provision]

X. Court Orders/Family Break-up

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

B. *Family break-up*. Other HAN policies regarding family break-up are contained in HAN's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

[Optional provision]

XI. Relationships with Service Providers

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

XII. Notification

HAN shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

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

XIV. Amendment

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

SECTION 14 EIV POLICY

14.1 Enterprise Income Verification (EIV) System

The purpose of HUD's EIV System is to make integrated income data available from one source, via the Internet, for PHA's to use to improve income verification.

14.2 Benefits of the EIV System

- 1) Increases the efficiency and accuracy of income and rent determinations
- 2) Reduces incidents of underreported and unreported housing income
- 3) Removes the barriers to verifying tenant-reported income
- 4) Addresses material weaknesses in a PHA's reexamination process and program operations
- 5) Assures that more eligible families are able to participate in the program

14.2.1 EIV System Uses and Capabilities

- 1) Provides wage, unemployment, and Social Security Administration (SSA) benefit information through a data matching process for households covered by a HUD-Form 50058 and maintained in the Public Housing Information Center (PIC) database
- 2) Allows PHAs to view quarterly wages, employer information, unemployment benefit payments, monthly Social Security and Supplemental Security Income benefits, and Medicare deductions and/or buy-ins for tenants within the PHA's jurisdiction
- 3) Provides income discrepancy reports to identify families who may have substantially underreported household income

14.3 Income Discrepancy Resolution

(a) The Exceeds Threshold Report (ETR) contained in the EIV system identifies families that may have substantially under reported wages, social security benefits and/or unemployment compensation. If verification data is greater than tenant-reported income by \$ 2400 or greater annually, PHAs are expected to resolve these income discrepancies. PHAs are required to obtain written third party verification of disputed verification data. Below are the steps HAN will take to resolve income discrepancies that have been reported on the ETR, or when other information received of underreported household income:

- 1) Request written third party verification of any income source allowed using the HUD Release Form 9886
- 2) Confirm effective dates of unreported income source
- 3) Notify the tenant in writing of the discrepancy
- 4) Request current documents from the tenant, i.e. original, current and consecutive pay stubs, original SSA benefit verification letter, etc.
- 5) In cases where HAN obtains additional income information via EIV system (and verifies the verification data with the tenant and/or 3rd party source) that would result in a more accurate income determination, HAN will

adjust the rent accordingly to reduce the occurrence of improper subsidy payments

- 6) In cases where HAN confirms that the tenant failed to report income source(s), HAN will determine retroactive rent due to HAN and execute a repayment agreement with the tenant or terminate housing assistance

(b) The Supervisor of Rental Assistance will review the ETR on a quarterly basis. PHAs are required to select a “threshold” percentage which is the percentage of households included on the report when the percentage of EIV/PIC discrepancy exceeds the threshold. HAN will not use a threshold lower than 80%.

(c) HAN will communicate our policy with the other local PHAs who administer our vouchers. The PHA will be responsible for reviewing the ETR discrepancy, determining if the report is valid or invalid, and taking appropriate action with those tenants in accordance with our administrative procedures.

14.4 EIV Security Policy

(a) HAN will use the HUD EIV System Security Procedures for Upfront Income Verification data as guidance in its security procedures.

(b) The data provided via the EIV system will be protected to ensure that it is only used for official purposes and not disclosed in any way that would violate the privacy of the individuals represented in the system data. The Vice President of Operations will have the responsibility of ensuring compliance with the security policies and procedures. These responsibilities include:

- 1) Maintaining and enforcing the security procedures;
- 2) Keeping records and monitoring security issues;
- 3) Communicating security information and requirements to appropriate staff, including coordinating and conducting security awareness training sessions;
- 4) Conducting a quarterly review of all User Ids issued to determine if the users still have a valid need to access the EIV data and taking the necessary steps to ensure that access rights are revoked or modified as appropriate; and
- 5) Reporting and evidence of unauthorized access or known security breaches to the PHA President/CEO in immediate action to address the impact of the breach including but not limited to prompt notification to appropriate authorities including the HUD Field Office’s Public Housing Director

(b) Access to EIV data is restricted only to persons whose duties include or responsibilities require access. HAN maintains a copy of the EIV Access Authorization Form for each user who has approved access. All users have signed the EIV Rules of Behavior and User Agreement form. Each user has received a copy of the HUD Security Procedures and is trained in the EIV policies.

(c) All files, reports or documents containing EIV information will be kept in locked drawers, maintained by the Asset Manager(s). The ETR reports will be stored in a public folder that is secure and password protected. Once a file has been resolved, the documentation will be kept in the EIV master file cabinet which will remain locked at all times.

THE HOUSING AUTHORITY OF NEWNAN
FAMILY SELF-SUFFICIENCY PROGRAM
FEBRUARY 2008

The Housing Authority of Newnan Family Self Sufficiency Program was implemented June 1997. In April 2007, HAN implemented the HCV Homeownership program as a component of the FSS Program. 3 Staff members are Certified Homeownership counselors.

As of February 28, 2008, FSS program has a total of 32 participants. New participant contracts for the 2007- 2008 were 7. Two participants, Jamie Clark and Carolyn Andrews transferred their rental assistance to homeownership on the Homeownership Program. 4 participants voluntarily left the program and HAN. 4 participants will be terminated due to lack of progression and end of contract. 5 contracts have been extended and participants working toward upward mobility and homeownership.

Two FSS participants, Venus Williams and Betty Snelling, continue to reside in single family homes owned by HAN. Both participants are currently on HAN Housing Choice Voucher Program waiting list. Ms. Williams has been continually employed Airtran Airlines since 2003. She is working toward homeownership. Ms. Snelling is employed with HAN as van driver. She will be registering for continuing education classes at CEC for computer classes. She has completed 1 session of these courses and is now ready to continue.

In 2007, 2 group seminars/meetings were held. Our goal was to conduct quarterly meetings and monthly workshops/seminars. A meeting is scheduled for March 29, 2008. Monthly seminars will begin in April. My goal is to alternate from weekday to weekend monthly. Progress reports will be made on each tenant by April 1st.

Seminars and workshops will be conducted from the following component listing of the FSS program:

1. Outreach
2. Assessment
3. Orientation
4. Budgetary/Money Management
5. Reading Skills
6. Education/GED assistance
7. Child Care
8. Transportation
9. Job Readiness
10. Job Search
11. Job Placement
12. Homeownership
13. Personal Counseling
14. Stress Management

15. Career Counseling
16. Alcohol and Drug Counseling
17. Parenting skills

Workshops will be conducted in-house and by volunteers, vendors, and community partners.

The Family Self Sufficiency Program is moving forward. My goal for 2008 is to improve outputs from the program by inputting more activities and to provide a greater presence by conducting monthly seminars. FSS participants will be informed of FSS activities by mail-outs, and newsletters. Referrals to partnerships will be followed up. In 2008, additional funding sources and committed community partnerships will be sought and cultivated.

Housing Authority of Newnan
Family Self Sufficiency Program
Glynis Tanner, HCV/Resident Services Coordinator

**HOUSING AUTHORITY
OF NEWNAN, GA**

Housing Choice Voucher/ Section 8

**HOMEOWNERSHIP
PROGRAM**

ADMINISTRATIVE PLAN

April 1, 2007

ADMINISTRATIVE PLAN

SECTION XXII. HOUSING CHOICE VOUCHER/SECTION 8 HOME OWNERSHIP PROGRAM

1. GENERAL PROVISIONS

The Section 8 Home Ownership Program of the Housing Authority of Newnan (HAN) permits eligible participants in the Section 8 Housing Choice Voucher Program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting. The Homeownership Program may be offered to all eligible participants on the HAN Program.

Eligible participants for the Section 8 Homeownership Program must have completed an initial Section 8 lease term, may not owe HAN or any other Housing Authority an outstanding debt, and must meet the eligibility criteria set forth herein.

Section 8 homeownership assistance may be used to purchase the following type of homes: new or existing single-family, condominium, townhome, planned use developments, cooperatives, lofts, live/work units, or manufactured homes. HAN also will permit portability of Section 8 homeownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 Homeownership Program for which the Section 8 homeownership applicant qualifies or authorizes HAN to administer the homeownership assistance in their jurisdiction.

2. FAMILY ELIGIBILITY REQUIREMENTS.

Participation in the Section 8 Homeownership Program is voluntary. Each Section 8 Homeownership participant must meet the general requirements for admission to the Section 8 Housing Choice Voucher Program as set forth in HAN's Administrative Plan. Such Section 8 family also must be "eligible" to participate in the Homeownership program. The additional eligibility requirements for participation in HAN's Section 8 Homeownership Program include that the family must: (A) be a first-time homeowner or have a member who is a person with disabilities; (b) with the exception of elderly and disabled households, meet minimum income requirement without counting income from "welfare assistance" sources; (C) with the exception of elderly and disabled households, meet the requisite employment criteria; **(D) have completed an initial lease term in the Section 8 Housing Choice Voucher Program;** (E) **have fully repaid any outstanding debt owed to HAN or any other Housing Authority;** (F) not defaulted on a mortgage securing debt to purchase a home under the homeownership option; and (G) not have any member who has a

present ownership interest in a residence at the commencement of homeownership assistance.

A. First-Time Homeownership.

Each Section 8 family, except families with a disabled member, must be a first-time homeowner. A “First-time homeowner” means that no member of the household has had an ownership interest in any residence during the three years preceding commencement of homeownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a “first-time homeowner” for purposes of the Section 8 homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an “ownership interest.” *A member of a cooperative (as defined in §982.4) also qualifies as a “first-time homeowner”.*

B. Minimum Income Requirement.

(1) Amount of Income.

At the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult members who will own the home, must have a gross annual income of at least \$ 20, 000.

(2) Exclusion of Welfare Assistance Income

With the exception of elderly and disabled families, HAN will disregard any “welfare assistance” income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families (“TANF”); Supplemental Security Income (“SSI”) that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the home-ownership program. It does not affect the determination of income-eligibility for admission to the Section 8 Housing Choice Voucher Program, calculation of the family’s total tenant payment, or calculation of the amount of homeownership assistance payments.

C. Employment History.

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time (an average of 30 hours per week) and has been so continuously employed for one year prior to the execution of the sales agreement. In order to reasonably accommodate a family's participation in the program, HAN will exempt families that include a person with disabilities from this requirement. **HAN President/CEO and/or Vice President of Operations may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The HAN President/CEO and/or Vice President of Operations may also consider successive employment during the one-year period and self-employment in a business.**

D. Completion of Initial Lease Term.

Applicants for and new participants in the Section 8 Housing Choice Voucher Program shall be ineligible for participation in the Section 8 Homeownership Program until completion of an initial Section 8 lease term and the participant's first annual recertification in the Section 8 Housing Choice Voucher Program. Nothing in this provision will preclude Section 8 participants that have completed an initial lease term in another jurisdiction from participating in the Section 8 Homeownership Program.

E. Repayment of Any Housing Authority Debt

Participation in the Section 8 Housing Choice Voucher Program shall be ineligible for participation in the Section 8 Homeownership Program in the event any debt or portion of a debt remains owed to HAN or any other Housing Authority. Nothing in this provision will preclude Section 8 participants that have fully repaid such debt(s) from participating in the Section 8 Homeownership Program.

F. Additional Eligibility Factors.

(1) Elderly and Disabled Households.

Elderly and disabled families are exempt from the employment requirements set forth in Section 2. C. above. In the case of an elderly or disabled family, HAN will consider income sources, including welfare assistance in evaluating whether the

household meets the minimum income required to purchase a home through the Section 8 Homeownership Program.

(2) **FSS Program.**

The HAN's currently operates a Family Self Sufficiency ("FSS") program; therefore, applicants for the Homeownership Program are not required to participate in FSS in order to participate in the Homeownership Program.

(3) **Prior Mortgage Defaults.**

If a head of household, spouse or other adult household member who will execute the contract of sale, mortgage and loan documents has previously defaulted on a mortgage obtained through the Section 8 Homeownership Program, the family will be ineligible to participate in the homeownership program.

3. **FAMILY PARTICIPATION REQUIREMENTS.**

Once a family is determined to be eligible to participate in the program, it must comply with the following additional requirements: (A) complete a homeownership counseling program approved by HAN prior to commencement of homeownership assistance; (B) within a specified time, locate the home it proposes to purchase; (C) submit a sales agreement containing specific components to HAN for approval; (D) allow HAN to inspect the proposed homeownership dwelling to assure that the dwelling meets appropriate housing standards; (E) obtain an independent inspection covering major building systems; **(F) obtain HAN approval of the proposed mortgage (which must comply with generally accepted mortgage underwriting requirements), (G) maintain an active bank account to cover the initial cost of loan application, earnest money, independent inspector fees, possible down payment and any other fees deemed necessary to complete the homeownership transaction; and (H) enter into a written agreement with HAN to comply with all of its family obligations under the Section 8 program and any other provisions deemed necessary.**

A. **Homeownership Counseling Program.**

A family's participation in the homeownership program is conditioned on the family attending and successfully completing a homeownership and housing counseling program provided by HAN prior to commencement of homeownership assistance. **The home ownership**

and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing; finding a home; and the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families.

[Note: § 982.620(b) provides “suggested topics” for the PHA required pre-assistance counseling program – which are, for the most part, included here. HAN omitted suggested topics regarding fair housing, RESPA obligations and predatory lending issues. These topics should also be included in the homeownership counseling program.]

The counseling agency providing the counseling program shall either be approved by HUD or the program shall be consistent with the homeownership counseling provided under HUD’s Housing Counseling Program. **HAN may require families to participate in an HAN approved homeownership counseling program on a continuing basis.**

B. Locating and Purchasing a Home.

(1) Locating a Home.

Upon approval for the Section 8 Homeownership Program, a family shall have one hundred eighty (180) days to locate a home to purchase. A home shall be considered located if the family submits a proposed sales agreement with the requisite components to HAN. For good cause, HAN may extend a Section 8 family’s time to locate the home for additional thirty (30) day increments. During a Section 8 participant’s search for a home to purchase, their Section 8 rental assistance shall continue pursuant to the Administrative Plan. If a Section 8 participant family is unable to locate a home within the time approved by HAN, their Section 8 rental assistance through the Section 8 Housing Choice Voucher Program shall continue.

(2) Type of Home.

A family approved for Section 8 homeownership assistance may purchase the following type of homes: a new or existing home, a single-family home, a condominium, a home in a planned use development, a cooperative, a loft **or** live/work unit, or a manufactured home to be situated on a privately owned lot or on

a leased lot in a mobile home park. The home must be already existing **or** under construction at the time HAN determines the family eligible for homeownership assistance **[to purchase the unit (§982.628(a) (2).J.J.]**. The home may not be over 10 years old. Only in situations where the approved funding amount may be lower than \$115,000 (one hundred fifteen thousand dollars) will the HAN give consideration to a home in excess of ten years of age.

The family also may purchase a home in a jurisdiction other than the City of Newnan, provided the Housing Authority in the receiving jurisdiction operates a Section 8 Homeownership Program for which the Section 8 homeownership applicant qualifies **or authorizes HAN to administer the homeownership assistance in their jurisdiction**. In the former case, a family's participation in the Section 8 Homeownership Program will be subject to the Section 8 Homeownership Program and policies of the receiving jurisdiction.

(3) Purchasing a Home.

Once a home is located and a sales agreement approved by the HAN and Counseling agency is signed by the family, the family shall have up to three (3) months, or such other time as is approved by HAN's President/CEO and/or Vice President of Operations or set forth in the HAN-approved sales agreement, to purchase the home.

(4) Family to Complete Purchase.

If a Section 8 participant is unable to purchase the home within the maximum time permitted by HAN, HAN shall continue the family's participation in the Section 8 Housing Choice Voucher Program. The family may not re-apply for the Section 8 Homeownership Program until they have completed an additional year of participation in the Section 8 Housing Choice Voucher Program following the initial determination of their eligibility for the homeownership option.

(5) Lease Purchase

The HAN at its discretion may implement a lease purchase Program.

C. Sales Agreement.

Prior to execution of the offer to purchase or sales agreement, the financing terms must be provided by the family to HAN for **approval**. The sales agreement must provide for inspection by HAN and the independent inspection referred to in Section 3(E) and **must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to HAN**. The contract also must provide that the purchaser is not obligated to pay for any necessary repairs **without approval by HAN**. **The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by HAN pursuant to Section 3(F)**. The sales agreement must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

D. Independent Initial Inspection Conducted.

To assure the home complies with the housing quality standards of the Section 8 program, homeownership assistance payments may not commence until HAN first inspects the home. An independent inspection of existing homes covering major building systems also must be completed by a licensed professional independent inspector selected by the family **and must provide the HAN with a copy of license, insurance and association affiliation**. HAN will not pay for the independent inspection. The independent inspection report must be provided to HAN. **HAN may disapprove the unit due to information contained in the report or for failure to meet federal housing quality standards**.

E. Financing Requirement.

The proposed financing terms must be submitted to and approved by HAN prior to close of escrow. HAN shall determine the affordability of the family's proposed financing. In making such

determination, HAH may take into account other family expenses, including but not limited to child care, unreimbursed medical expenses, education and training expenses and the like. Certain types of financing, including but not limited to, balloon payment mortgages, are prohibited. Seller-financing mortgages shall be considered by HAN on a case by case basis. If a mortgage is not FHA insured, HAN will require the lender to comply with generally accepted mortgage underwriting standards consistent with those HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, USDA Rural Housing Services, the Federal Home Loan Bank, or other private lending institutions.

F. Compliance with Family Obligations.

A family must agree, in writing, to comply with all family obligations under the Section 8 program and HACCP's homeownership policies. These obligations include (1) **attending ongoing home ownership counseling as required by HAN**; (2) complying with the mortgage terms; (3) not selling or transferring the home to anyone other than a member of the assisted family who resides in the home while receiving homeownership assistance; (4) not refinancing or adding debt secured by the home without prior approval by HAN; (5) not obtaining a present ownership interest in another residence while receiving homeownership assistance; and (6) supplying all required information to HAN, including but not limited to annual verification of household income, notice of change in homeownership expenses, notice of move-out, and notice of mortgage default. HAN's Homeownership Family Obligation policies are set forth in Appendix A hereto.

G. Compliance Lien.

Upon purchase of a home, the family must execute documentation as required by HUD and HAN, consistent with State and Local law, securing HAN's right to recapture the homeownership assistance in accordance with Section 5. C. Below. The lien securing the recapture of homeownership subsidy may be subordinated to a refinanced mortgage.

[Note: Moving to another home in the same PHA jurisdiction, as well as buying another home in another PHA jurisdiction, is permitted with continued use of homeownership assistance. See §§ 982.636 & 637.]

4. AMOUNT OF ASSISTANCE.

The amount of the monthly assistance payment will be based on three factors: the voucher payment standard for which the family is eligible; the monthly homeownership expense; and the family's household income. HAN will pay the lower of either the payment standard minus the total family contribution ("TFC") or the family's monthly homeownership expenses minus the TFC. The Section 8 family will pay the difference.

A. Determining the Payment Standard.

The voucher payment standard is the fixed amount the HAN annually establishes as the "fair market" rent for a unit of a particular size located within the HAN jurisdiction. In the homeownership program, the initial payment standard will be the lower of either (1) the payment standard for which the family is eligible based on family size; or (2) the payment standard which is applicable to the size of the home the family decides to purchase. The payment standard for subsequent years will be based on the higher of: (1) the payment standard in effect at commencement of the homeownership assistance; or (2) the payment standard in effect at the most recent regular reexamination of the family's income and size. The initial payment standard, for purposes of this comparison shall not be adjusted even if there is a subsequent decrease in family size. HAN will request HUD approval of a higher payment standard, up to 110% of the published Fair Market Rent limit, where warranted as a reasonable accommodation for a family that includes a person with disabilities.

B. Determining the Monthly Homeownership Expense.

Monthly home ownership expense includes all of the following: principal and interest on the initial mortgage and any mortgage insurance premium (MIP) incurred to finance the purchase and any refinancing of such debt; real estate taxes and public assessments; homeowner's insurance; maintenance expenses per HAN allowance; costs of major repairs and replacements per HAN allowance (replacement reserves); utility allowance per HAN's schedule of utility allowances; principal and interest on mortgage debt incurred to finance major repairs, replacements or improvements for the home including changes needed to make the home accessible; and homeowner association dues, fees or regular charges assessed, if any. Home ownership expenses for a cooperative member may only include HAN approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home; principal and interest on initial debt

incurred to finance purchase of cooperative membership shares and any refinancing of such debt; home insurance; the allowances for maintenance expenses, major repairs and replacements and utilities; and principal and interest on debt incurred to finance major repairs, replacements, or improvements, including changes needed to make the home accessible.

C. Determining the Total Family Contribution.

The TFC is that portion of the home ownership expense that the family must pay. It is generally 30% percent of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance), will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.

D. Payment to Family or Lender.

HAN will provide the Lender with notice of the amount of the housing assistance payment prior to close of escrow and will pay HAN's contribution towards the family's homeowner expense directly to the lender. In the event that the lender requires total mortgage payment directly from one source the family will then be required to make their portion of payment directly to the HAN. The family will be responsible to submit mortgage payment to the lender unless the lender requires direct payment of HAN's contribution.

5. TERMINATION OF SECTION 8 HOMEOWNERSHIP ASSISTANCE.

A. Grounds for Termination of Homeownership Assistance

(1) Failure to Comply with Family Obligations Under Section 8 Program or HAN's Homeownership Policies.

A family's homeownership assistance may be terminated if the family fails to comply with its obligations under the Section 8 program, HAN homeownership policies, or if the family defaults on the mortgage. **As required, the family must attend and complete ongoing homeownership and housing counseling classes.** The family must comply with the terms of any mortgage incurred to purchase and/or refinance the home. The family must provide HAN with written notice of any sale or

transfer of any interest in the home; any plan to move out of the home prior to the move; the family's household income and homeownership expenses on an annual basis; any notice of mortgage default received by the family; and any other notices which may be required pursuant to HAN's homeownership policies. Except as otherwise provided in this Section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving homeownership assistance.

(2) Occupancy of Home.

Home ownership assistance will only be provided while the family resides in the home. If the family moves out of the home, HAN will not continue homeownership assistance commencing with the month after the family moves out. **Neither the family nor the lender is obligated to reimburse HAN for homeownership assistance paid for the month the family moves out.**

(3) Changes in Income Eligibility.

A family's homeownership assistance may be changed in the month following annual recertification of the household income, but **participation in the Section 8 Homeownership program shall continue until such time as the assistance payment amounts to \$0 for a period of six (6) consecutive months.**

(4) Maximum Term of Homeownership Assistance.

Notwithstanding the provisions of Section 5(A), subparagraphs 1 through 3, except for disabled and elderly families, a family may receive Section 8 homeownership assistance for not longer than ten (10) years from the date of close of escrow unless the initial mortgage incurred to finance purchase of the home has a term that is 20 years or longer, in which case the maximum term is 15 years. Families that qualify as elderly at commencement of homeownership assistance are not subject to a maximum term limitation. Families that qualify as disabled families at the commencement of homeownership assistance or at any time during the provision of homeownership assistance are not subject to a maximum term limitation. If a disabled family or elderly family ceases to qualify as disabled or elderly (due to changing circumstance) the appropriate maximum term becomes applicable from the date homeownership assistance commenced; provided, however, that such family shall be eligible for at least

six additional months of homeownership assistance after the maximum term becomes applicable. The time limit applies to any member of the household who has an ownership interest in the unit during any time that homeownership payments are made, or is a spouse of any member of the household who has an ownership interest.

B. Procedure for Termination of Homeownership Assistance.

A participant in the Section 8 Homeownership program shall be entitled to the same termination notice and informal hearing procedures as set forth in the Administrative Plan of the HAN for the Section 8 Housing Choice Voucher Program.

C. Recapture of Homeownership Assistance.

The HAN will not exercise a recapture provision as a viable component of this plan.

6. CONTINUED PARTICIPATION IN SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.

A. Default on FHA-Insured and Conformity Conventional Mortgage.

If the family defaults on an FHA-insured mortgage, HAN may permit the family to move with continued Section 8 housing choice rental assistance if the family demonstrates that it has (a) conveyed title to the home to HUD or its designee, as required by HUD; and (b) moved from the home within the period established or approved by HUD.

B. **Default on non-FHA-Insured Mortgage.**

If the family defaults on a mortgage that is not FHA-insured, HAN may permit the family to move with continued Section 8 housing choice voucher rental assistance if the family demonstrates that it has (a) conveyed title to the home to the lender, to HAN or to its designee, as may be permitted or required by the lender; and (b) moved from the home within the period established or approved by the lender and/or HAN.

7. HAN ADMINISTRATIVE FEE.

For each month that homeownership assistance is paid by HAN, the HAN shall be paid the ongoing administrative fee described in 24 C.F.R. §982.152(b).

8. WAIVER OR MODIFICATION OF HOMEOWNERSHIP POLICIES.

The President/CEO and/or Vice President of Operations of HAN shall have the discretion to waive or modify any provision of the Section 8 Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.

APPENDIX A: SECTION 8 HOMEOWNERSHIP OBLIGATIONS

This form is to be signed by the home buyer(s) in the presence of the Housing Authority of Newnan (HAN) Homeownership Program Coordinator. The Coordinator will explain any and all clauses which you, the homebuyer(s), may not understand.

The following paragraphs describe your responsibilities under the Section 8 Homeownership Program. If you or members of your household do not meet these responsibilities, through your actions or your failure to act, you may be terminated from the Section 8 Homeownership Program.

- 1. Family Obligations:** You must comply with all Family Obligations of the Section 8 Housing Choice Voucher Program, excepting only the prohibition against owning or having an interest in the unit. *Family Obligations §§ 982.551(c), (d), (e), (f), (g) and (j) do not apply to the Section 8 Homeownership Program.*
- 2. Housing Counseling:** All participating family members (i.e. those signing the purchase offer and loan documents) must satisfactorily complete a HAN provided or approved counseling program prior to commencement of homeownership assistance. **HAN may require any or all participating family members to attend additional housing counseling classes as a condition of continued assistance.**
- 3. Purchase Contract:** You must include contract conditions in any Offer to Purchase that give HAN a reasonable time (a) to inspect the home for compliance with HUD's Housing Quality Standards; (b) to review **and approve** a professional home inspection report obtained by you from a HAN approved inspector; and (c) **approve the terms of your proposed financing. Advise all necessary parties as applicable.**
- 4. Mortgage Obligations:** You must comply with the terms of any mortgage incurred in the purchase of the property and must notify HAN's Homeownership Program Counselor **within five (5) days of receipt** of any late payment or default notice.
- 5. Occupancy:** You must occupy the unit as your principal residence. You may not transfer, sell, or assign any interest in the property without HAN's prior written consent. You may not rent or lease any part of the premises without HAN's prior written consent. You must notify HAN in writing **at least 30 days prior to moving out of the house for a period of 30 days or longer or** prior to any sale, transfer, assignment, lease or other form of alienation of the assisted property.

- 6. Maintenance:** You must maintain the property in a decent, safe and sanitary manner. **You must allow HAN to inspect the property within one-week of a demand by HAN to conduct an inspection. You must correct any notice of deficiency issued by HAN within the time limit specified in the notice. If you fail to adequately maintain the property, HAN may divert the maintenance and replacement reserves portions of the Homeownership Assistance Payment to an escrow account to be used to pay for reasonable and necessary maintenance expenses.**

- 7. Annual Re-examination:** You must annually provide HAN with current information regarding family income and composition in a format required by HAN.

- 8. Refinancing:** You must notify HAN in writing of any proposal to refinance the original purchase mortgage or of any proposal to encumber the property with secondary financing and obtain HAN's written approval of such financing prior to executing any loan documents

- 9. Default:** **In the event of a default on your mortgage obligation, you must cooperate with HAN and the lender to minimize any loss to the lender in order to maintain your eligibility to continue as a participant in the Section 8 Housing Choice Voucher Program.**

- 10. Recapture:** The HAN will not exercise a recapture provision as a viable component of this plan.

By signing below, I attest that I have read and understood my obligations as a participant in the Section 8 Homeownership Program and I agree to abide by these responsibilities. I understand that HAN may terminate my homeownership assistance if I violate any of these obligations, but that I may request an informal review of any proposed notice of termination prior to it becoming effective.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: GA06P095501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) 5 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	
2	1406 Operations	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
3	1408 Management Improvements	\$ 89,723.46	\$ 88,571.46	\$ 88,571.46	\$ 88,571.46
4	1410 Administration	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 55,500.00	\$ 55,500.00	\$ 55,500.00	\$ 55,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 1,500.00	\$ 0.00	\$ 0.00	
10	1460 Dwelling Structures	\$ 197,873.77	\$ 200,659.69	\$ 200,659.69	\$ 119,293.10
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$ 106,297.77	\$ 106,297.77	\$ 106,297.77	\$ 106,297.77
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				
**	9002 Debt Service	\$ 177,552.00	\$ 177,418.08	\$ 177,418.08	\$ 177,418.08
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 768,447.00	\$ 768,447.00	\$ 768,447.00	\$ 687,080.41
22	Amount of line 21 Related to LBP Activities	\$ 2,933.33	\$ 2,933.33	\$ 2,933.33	
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				

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: GA06P095501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.	100,000.00	100,000.00	100,000.00	100,000.00	
	Subtotal Operations	1406	L. S.	100,000.00	100,000.00	100,000.00	100,000.00	
PHA Wide	Child Care		L. S.	45,723.46	55,862.44	55,862.44	55,862.44	
	Drug Elimination Initiatives		L. S.	20,000.00	32,709.02	32,709.02	32,709.02	
	Self Sufficiency Program		L. S.	24,000.00	00	00	00	
	Subtotal Management Improvements	1408		89,723.46	88,571.46	88,571.46	88,571.46	
PHA Wide	Work Control Coordinator		L. S.	15,000.00	24,140.04	24,140.04	24,140.04	
	Maintenance Director Salary & Benefits		L. S.	25,000.00	15,859.96	15,859.96	15,859.96	
	Subtotal Administration	1410		40,000.00	40,000.00	40,000.00	40,000.00	
PHA Wide	Printing & Reimbursables		L. S.	2,000.00	00	00		
	Advertising		L. S.	1,500.00	00	00		
	A/E Fees GA095-6B & 7		L.S.	25,000.00	23,616.15	23,616.15	46,248.32	
	A/E Fees Child Care Center		L.S.	25,000.00	8,852.68	8,852.68	8,852.68	
	A/E Fees GA095-02		L.S.	00	22,632.17	22,632.17		
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L. S.	2,000.00	400.00	400.00	400.00	
	Subtotal Fees and Costs	1430		55,500.00	55,500.00	55,500.00	55,500.00	
GA095-6B	Landscaping		L. S.	1,500.00	00	00		
	Subtotal Site Improvements	1450		1,500.00	00	00		

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: GA06P095501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA095-02	Substantial Renovation for 51 units		51 D.U.	00	151,923.89	151,923.89	57,561.97	
	Roofing; Kitchen; Bathrooms; all							
	interior doors; flooring; walls;							
	ceilings; plumbing; electrical;							
	mechanical; HVAC							
GA095-6B	Substantial Renovation for 51 units		4 D.U.	150,061.23	00	00		
	Roofing; Kitchen; Bathrooms; all							
	interior doors; flooring; walls;							
	ceilings; plumbing; electrical;							
	mechanical; HVAC							
GA095-7 Site 1&2	Roofing		34 D.U.	68,000.00	48,735.80	48,735.80	48,735.80	
GA095-7 Site 2	Roofing		24 D.U.	48,000.00	00	00		
	Subtotal Dwelling Structures	1460		198,797.23	200,659.69	200,659.69	106,297.77	
	Complete Day Care Center	1470	L. S.	106,297.77	106,297.77	106,297.77	106,297.77	
PHA Wide	Development Activities	1499		0	00			
PHA Wide	Collateralization of Debt Service	1501	L. S.		0			
PHA Wide	Debt Service	9000		\$ 177,552.00	\$ 177,418.08	\$ 177,418.08	\$ 177,418.08	
PHA Wide	GRANT TOTAL			\$ 768,447.00	\$ 768,447.00	\$ 768,447.00	\$ 687,080.41	

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program No: GA06P095501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide - Operations	6/30/06			6/30/07				
PHA Wide – Management Improvements	6/30/06			6/30/07				
PHA Wide - Administration	6/30/06			6/30/07				
GA095-6B, and 7 site 4, Fees & Costs	6/30/06			6/30/08				
PHA Wide Fees & Costs	6/30/06			6/30/07				
GA095-6B Site Improvements	6/30/06			6/30/08				
GA095-6B Dwelling Structures	6/30/06			6/30/08				
PHA Wide - Dwelling Equipment Nonexpendable	6/30/06			6/30/07				

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 Newnan	Grant Type and Number Capital Fund Program Grant No. GA06P095501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$14,852.00	\$1,995.97	\$1,995.97	\$1,995.97
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$19,500.00	\$17,504.03	\$17,504.03	\$6,872.57
8	1440 Site Acquisition				
9	1450 Site Improvement	\$3,000.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$284,964.04	\$302,816.04	\$302,816.04	
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	\$3,929.88	\$3,929.88	\$3,929.88	\$3,929.88
19	1501 Collateralization or Debt Service	\$177,418.08	\$177,418.08	\$177,418.08	\$177,418.08
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$603,664.00	\$603,664.00	\$603,664.00	\$290,216.50
22	Amount of line 21 Related to LBP Activities	\$2,900.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00			
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00			

26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			
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**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Housing Authority of Newnan		Capital Fund Program Grant No. GA06P095501-06 Replacement Housing Factor Grant No:				2006			
Development Number	General Description of Major Work	Development	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/HA-Wide Activities		Number		Original	Revised	Funds Obligated	Funds Expended		
Performance and Evaluation Report for Period Ending:12/31/07									
PHA Wide	Operations	1406	L.S.	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00		
	Subtotal Operations			\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00		
PHA Wide	Child Care	1408	L.S.	\$0.00	\$0.00	\$0.00			
	Subtotal Management Improvements			\$0.00	\$0.00	\$0.00			
PHA Wide	Grants Coordinator	1410	L.S.	\$14,852.00	\$1,995.97	\$1,995.97	\$1,995.97		
	Subtotal for Grants Coordinator			\$14,852.00	\$1,995.97	\$1,995.97	\$1,995.97		
PHA Wide	A/E Fees GA095-2		L.S.	\$18,000.00	\$17,504.03	\$17,504.03	\$6,872.57		
	Printing & Reimbursables		L.S.	\$1,000.00	\$0.00	\$0.00			
	Advertising		L.S.	\$500.00	\$0.00	\$0.00			
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports)		L.S.						
	Subtotal Fees and Costs	1430		\$19,500.00	\$17,504.03	\$17,504.03	\$6,872.57		
GA95-6B	Landscaping	1450	L.S.	\$3,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal Site Improvements			\$3,000.00	\$0.00	\$0.00	\$0.00		
GA95-02	Substantial Renovation for 51 units Roofing; Kitchen; Bathrooms; all interior doors; flooring; walls; ceilings; plumbing; electrical; mechanical; HVAC	1460	51 D.U	\$334,964.12	\$302,816.04	\$302,816.04			
	Subtotal Dwelling Structures			\$334,964.12	\$302,816.04	\$302,816.04			
GA95-11	Funds used for RHF Activities	1499	1 D.U.	\$3,929.80	\$3,929.88	\$3,929.88	\$3,929.88		
PHA Wide	Collateralization of Debt Service	1501	L.S.	\$177,418.08	\$177,418.08	\$177,418.08	\$177,418.08		
PHA Wide	GRANT TOTAL			\$603,664.00	\$603,664.00	\$603,664.00	\$290,216.50		

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

PHA Name:		Grant Type and Number					Federal FY of Grant
Housing Authority of Newnan		Capital Fund Program Grant No.: GA06P095501-06 Replacement Housing Factor Grant No:					2006
Activities	Development Number Name/HA-Wide	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Performance and Evaluation Report for Period Ending:12/31/07						
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	06/30/07			06/30/08			
PHA Wide - Management Improvements	06/30/07			06/30/08			
PHA Wide - Administration	06/30/07			06/30/08			
GA095-6B - Fees & Costs	06/30/07			06/30/08			
PHA Wide - Fees & Costs	06/30/07			06/30/08			
GA095-6B - Site Improvements	06/30/07			06/30/08			
GA095-6B - Dwelling Structures	06/30/07			06/30/08			
PHA Wide - Collateralization of Debt Service	06/30/07			06/30/08			

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Reasons for Revised Target Dates

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

PHA Name: <p align="center">Housing Authority of Newnan</p>	Grant Type and Number Capital Fund Program Grant No. GA06P095501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2007</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations	\$60,000.00	\$60,000.00	\$60,000.00	
3	1408 Management Improvements				
4	1410 Administration	\$61,602.00	\$61,602.00	\$61,602.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	\$15,000.00	\$15,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$3,000.00	\$3,000.00	\$3,000.00	
10	1460 Dwelling Structures	\$309,004.92	\$299,004.92	\$299,004.92	
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$177,418.08	\$177,418.08	\$177,418.08	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$616,025.00	\$616,025.00	\$616,025.00	
22	Amount of line 21 Related to LBP Activities	\$2,900.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Newnan		Capital Fund Program Grant No. GA06P095501-07 Replacement Housing Factor Grant No:			2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations Subtotal Operations	1406	L.S.	\$70,000.00 \$70,000.00	\$60,000.00 \$60,000.00	\$60,000.00 \$60,000.00	\$60,000.00 \$60,000.00	
PHA Wide	Child Care Subtotal Management Improvements	1408	L.S.	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
PHA Wide	Management Fee Subtotal for Management Fee	1410	L.S.	\$0.00 \$0.00	\$61,602.00 \$61,602.00	\$61,602.00 \$61,602.00	\$61,602.00 \$61,602.00	
PHA Wide	Printing & Reimbursables		L.S.	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	Advertising		L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
	CFP (Annual Statement, 5 Year Capital Plan, & P and E Reports) Subtotal Fees and Costs	1430	L.S.	\$0.00 \$5,000.00	\$0.00 \$5,000.00	\$0.00 \$5,000.00	\$0.00 \$5,000.00	
	Landscaping Subtotal Site Improvements	1450	L.S.	\$3,000.00 \$3,000.00	\$3,000.00 \$3,000.00	\$3,000.00 \$3,000.00	\$3,000.00 \$3,000.00	
GA95-2&6B	Complete the Substantial Renovation for 51 units Roofing; Kitchen; Bathrooms; all interior doors; flooring' walls; ceil- ing; HVAC Subtotal Dwelling Structure	1460		\$360,606.92 \$360,606.92	\$309,004.92 \$309,004.92	\$309,004.92 \$309,004.92	\$309,004.92 \$309,004.92	
PHA Wide	Collateralization of Debt Service	1501		\$177,418.08	\$177,418.08	\$177,418.08	\$177,418.08	
PHA Wide	Grant Total			\$616,025.00	\$616,025.00	\$616,025.00	\$60,000.00	

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

PHA Name: Housing Authority of Newnan	Grant Type and Number Capital Fund Program Grant No. GA06P095501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	06/30/08			06/30/09			
PHA Wide - Management Improvements	06/30/08			06/30/09			
PHA Wide - Administration	06/30/08			06/30/09			
GA095-6B - Fees & Costs	06/30/08			06/30/09			
PHA Wide - Fees & Costs	06/30/08			06/30/09			
GA095-6B - Site Improvements	06/30/08			06/30/09			
GA095-6B - Dwelling Structures	06/30/08			06/30/09			
PHA Wide - Collateralization of Debt Service	06/30/08			06/30/09			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-06			Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$ 0.00		\$ 0.00	\$ 0.00	
2	1406 Operations	\$ 0.00		\$ 0.00	\$ 0.00	
3	1408 Management Improvements	\$ 0.00		\$ 0.00	\$ 0.00	
4	1410 Administration	\$ 0.00		\$ 0.00	\$ 0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 0.00		\$ 0.00	\$ 0.00	
8	1440 Site Acquisition	\$ 0.00		\$ 0.00	\$ 0.00	
9	1450 Site Improvement	\$ 0.00		\$ 0.00	\$ 0.00	
10	1460 Dwelling Structures	\$ 0.00		\$ 0.00	\$ 0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00		\$ 0.00	\$ 0.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$ 0.00		\$ 0.00	\$ 0.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$ 0.00		\$ 0.00	\$ 0.00	
18	1499 Development Activities	\$ 137,205	\$137,205	\$ 137,205	\$ 0.00	
	1501 Collateralization or Debt Service	\$ 0.00		\$ 0.00	\$ 0.00	
20	1502 Contingency					

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

PHA Name: The Housing Authority of The City of Newnan	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-06	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 137,205	\$ 137,205	\$ 137,205	\$ 0.00
22	Amount of line 21 Related to LBP Activities	\$ 0.00			
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	\$ 0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 0.00			

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-06				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	
PHA Wide	Operations		L. S.					
	Subtotal Operations	1406	L. S.					
PHA Wide	Consultant Fees			0.00				
	Subtotal Fees and Costs	1430		0.00				
AWide	Purchase 1 House	1499	1	\$137,205	\$137,205			
	Subtotal Dwelling Structures			\$137,205	\$137,205			
PHA Wide			L. S.					
	Subtotal Collateralization or Debt Service	1501						
	GRANT TOTAL			\$137,205	\$137,205			

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: GA06R095501-06					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations							
PHA Wide – Fees & Costs							
PHA Wide – Purchase Home	12/31/08			12/31/09			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-08		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00			
2	1406 Operations	\$ 0.00			
3	1408 Management Improvements	\$ 0.00			
4	1410 Administration	\$ 0.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 0.00			
8	1440 Site Acquisition	\$ 0.00			
9	1450 Site Improvement	\$ 0.00			
10	1460 Dwelling Structures	\$ 0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 0.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 0.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 0.00			
18	1499 Development Activities	\$ 125,951.00		125,951.00	0.00
	1501 Collaterization or Debt Service	\$ 0.00			
20	1502 Contingency				

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

PHA Name: The Housing Authority of The City of Newnan	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-08	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 125,951.00		125,951.00	0.00
22	Amount of line 21 Related to LBP Activities	\$ 0.00			
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	\$ 0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 0.00			

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-06				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.					
	Subtotal Operations	1406	L. S.					
PHA Wide	Consultant Fees			0.00				
	Subtotal Fees and Costs	1430		0.00				
AWide	Purchase 1 House	1499	1	\$125,951		\$125,951	0.00	
	Subtotal Dwelling Structures			\$125,951		\$125,951	0.00	
PHA Wide			L. S.					
	Subtotal Collateralization or Debt Service	1501						
	GRANT TOTAL			\$125,951		\$125,951	0.00	

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: GA06R095501-06					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations							
PHA Wide – Fees & Costs							
PHA Wide – Purchase Home	12/31/10			12/31/12			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-08		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$	0.00		
2	1406 Operations	\$	0.00		
3	1408 Management Improvements	\$	0.00		
4	1410 Administration	\$	0.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$	0.00		
8	1440 Site Acquisition	\$	0.00		
9	1450 Site Improvement	\$	0.00		
10	1460 Dwelling Structures	\$	0.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$	0.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$	0.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$	0.00		
18	1499 Development Activities	\$	133,025.00		
	1501 Collaterization or Debt Service	\$	0.00		
20	1502 Contingency				

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

PHA Name: The Housing Authority of The City of Newnan	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-08	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 133,025.00			
22	Amount of line 21 Related to LBP Activities	\$ 0.00			
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	\$ 0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 0.00			

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R095501-08				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations		L. S.					
	Subtotal Operations	1406	L. S.					
PHA Wide	Consultant Fees			0.00				
	Subtotal Fees and Costs	1430		0.00				
AWide	Purchase 1 House	1499	1	\$133,025				
	Subtotal Dwelling Structures			\$133,025				
PHA Wide			L. S.					
	Subtotal Collateralization or Debt Service	1501						
	GRANT TOTAL			\$133,025				

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

PHA Name: The Housing Authority of The City of Newnan		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: GA06R095501-08					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations							
PHA Wide – Fees & Costs							
PHA Wide – Purchase Home	12/31/10			12/31/12			

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

PHA Name: GA095 Newnan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No:	Federal FY of Grant: Capital Fund Borrowing
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$95,199.00	\$38,155.45	\$38,155.45	\$38,155.45
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$125,000.00	\$204,856.47	\$204,856.47	\$204,856.47
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,811,194.00	\$1,807,071.90	\$1,807,071.90	\$950,541.34
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	\$22,500.00	\$42,869.33	\$42,869.33	\$42,869.33
18	1499 Development Activities				
19	1501 Collateralization or Debt Service		\$177,481.10	\$177,481.10	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,053,893.00	\$2,270,434.25	\$2,270,434.25	\$1,236,422.59
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				

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

PHA Name: GA 095 Housing Authority of Newnan		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No:					Federal FY of Grant: Capital Fund Borrowing		
Development No. Name/HA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Modernization of GA95- 2 John H. Jordan Homes	Major Work Category	Quantity	Original Cost	Revised Cost	Original	Revised	Funds Obligated	Funds Expended	
1460	Heating & Cooling Systems	51 D.U.	\$198,811.00	\$198,811.00			\$198,811.00	\$73,811.00	Proposed
	Plumbing, H/W/T & Fixtures	51 D.U.	\$224,309.00	\$224,309.00			\$224,309.00	\$74,309.00	Proposed
	Kitchens (appliances, cabinets, counters & flooring)	51 D.U.	\$202,191.00	\$202,191.00			\$202,191.00	\$200,660.44	Proposed
	Baths (surrounds, flooring, ceramics, tubs & exhaust)	51 D.U.	\$87,000.00	\$87,000.00			\$87,000.00	\$87,000.00	Proposed
	Windows, exterior doors, hardware & locks	51 D.U.	\$100,000.00	\$100,000.00			\$100,000.00	\$50,000.00	Proposed
	Interior doors, hardware, locks	51 D.U.	\$92,683.00	\$92,683.00			\$92,683.00	\$92,683.00	Proposed
	Porch gables, columns, walks, exterior trim	51 D.U.	\$314,200.00	\$314,200.00			\$314,200.00	\$114,200.00	Proposed
	Electrical (panels, wiring, fixtures, switches & sockets)	51 D.U.	\$178,900.00	\$178,900.00			\$178,900.00	\$78,900.00	Proposed
	Flooring (vinyl composition tile, sanitary trim, ceramic tile, drywall & other interior finishes)	51 D.U.	\$182,176.00	\$182,176.00			\$182,176.00	\$82,176.00	Proposed
	Selective demolition & abatement	51 D.U.	\$86,400.00	\$130,722.15			\$130,722.15	\$30,722.15	Proposed
	Site Improvements	51 D.U.	\$144,524.00	\$96,079.75			\$96,079.75	\$66,079.75	Proposed
	Modernization Cost		\$1,811,194.00	\$1,807,071.90			\$1,807,071.90	\$950,541.34	Proposed
1410	Fees and Cost of Issuance		\$95,199.00	\$34,266.24			\$34,266.24	\$34,266.24	Proposed
1410	Advertising			\$3,889.21			\$3,889.21	\$3,889.21	
	Sub-Total			\$38,155.45			\$38,155.45	\$38,155.45	
1430	AE Fees/Services		\$125,000.00	\$204,856.47			\$204,856.47	\$204,856.47	Proposed
1495.1	Relocation Costs		\$22,500.00	\$42,869.33			\$42,869.33	\$42,869.33	Proposed
1501	Cooateralization or Debt Service			\$177,481.10			\$177,481.10		
	Total Modernization Cost		\$2,053,893.00	\$2,270,434.25			\$2,270,434.25	\$1,236,422.59	Proposed

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

PHA Name: GA 095 Housing Authority of Newnan	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No:	Federal FY of Grant: Capital Fund Borrowing
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA095-2 John H. Jordan Homes	06/30/06	02/14/07	02/14/07		06/30/08		

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

PHA Name: GA 095 Housing Authority of Newnan	Grant Type and Number Capital Fund Program Grant No.: 0 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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