

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

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

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

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

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**Streamlined Annual PHA Plan**  
**for Fiscal Year: 2008**

**PHA Name:**

**HOUSING AUTHORITY**  
**OF THE**  
**CITY OF PEARSON**

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Pearson **PHA Number:** GA165

**PHA Fiscal Year Beginning:** (mm/yyyy) –7.01.08

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only** 21  
 Number of public housing units:   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units:

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

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

**PHA Plan Contact Information:**

Name: Theresa Lovein, ED  
TDD:

Phone: 229.686.9321  
Email (if available): nashvillehousing@alltel.net

**Public Access to Information**

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

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

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

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.  Yes  
 No.

If yes, select all that apply:

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

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

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

## **Streamlined Annual PHA Plan**

**Fiscal Year 2008**

[24 CFR Part 903.12(c)]

### **Table of Contents**

[24 CFR 903.7(r)]

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

#### **A. PHA PLAN COMPONENTS**

1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
4. Project-Based Voucher Programs
5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.

- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

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

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

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

**NOT APPLICABLE (NO SITE-BASED WAITING LISTS)**

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not

skip to B.

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

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

**2. Capital Improvement Needs**

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

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

**A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

| <b>HOPE VI Revitalization Grant Status</b> |
|--|
| a. Development Name:                       |
| b. Development Number:                     |

c. Status of Grant:

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

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

#### **NOT APPLICABLE**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

#### 2. Program Description:

##### a. Size of Program

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

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

##### b. PHA-established eligibility criteria

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

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

**NOT APPLICABLE**

#### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below:)

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

### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

#### **Georgia Summary**

The housing dilemma for the State of Georgia has been assessed in the FFY 2005 Consolidated Plan for the State of Georgia. Regulatory barriers to affordable homes have also been identified. A comprehensive housing strategic plan is included in the Consolidated Plan.

#### **Housing Needs Identified**

The Housing and Homeless Needs Assessment identifies the cost burden of housing as the most common problem affecting all households regardless of tenure, income or household type. Almost one in four households pays at least 30% of their income for housing. At least 9% of all Georgia households are severely cost burdened and devote at least 50% of their income for housing.

Renter households are more severely cost burdened at the extremely low income levels than homeowners. In contrast, homeowners in the three higher income categories are more cost burdened than renters. Although Georgia has a very diverse ethnic and racial mixture, data shows evidence of disproportionate need for two groups. These groups are the Hispanic and elderly black households.

Georgia populations with supportive housing needs include the elderly and frail elderly; individuals with mental, physical and/or developmental disabilities; individuals with alcohol and/or drug addictions; individuals with HIV/AIDS; migrant farm workers and *public housing residents*.

### **Needs of Homeless**

It is estimated that 30,000 individuals are homeless statewide each year. Important subsets to the homeless population with specific and differing needs include victims of domestic violence, children and youth (including those aging out of foster care), substance abusers, persons with AIDS-related diseases, and individuals with severe mental illness.

### **Lead Based Paint**

Low-income households that earn between 0 and 50% of MFI are least able to afford well-maintained housing and therefore are often at greater risk of lead poisoning. Using 2000 Census data for the number of housing units by tenure and year built, along with 2000 CHAS data for the distribution of housing units by age, tenure and income group, it was found that more than 300,000 housing units occupied by low-income households are believed to have lead-based paint hazards. This problem almost equally impacts owners and renters with low and moderate incomes.

### **Housing Market Conditions**

In 2000, Georgia's housing stock consisted of 67% single-family houses, 7% two to four unit houses, 14% multifamily units and 12% mobile homes.

From 2000 to 2002, the housing unit inventory increased by an estimated 6.3%, or 205,335 units, to 3,487,088. During this same time period, Georgia ranked fourth in the nation as having the greatest percentage of housing unit change. Much of this development activity was concentrated in or near Atlanta. In fact, in 2002 and 2003, Atlanta had the highest number of building permits issued out of all MSAs in the United States. Statewide in 2002, building permits were issued for 97,385 units. However, building permits in 2003 declined to 93,773. The majority of these permits were issued for single-family units.

### **Housing Structural Conditions**

The 2000 U. S. Census contains five factors that describe the condition of the housing stock including presence of kitchen and plumbing facilities, heating source, overcrowding and age of the housing unit. These factors have obvious limitations: no information provided on the actual structural conditions of the housing units. Fortunately, these statistics do provide some measure of housing conditions. The following summarizes the findings for housing conditions in each of the four categories reported in the 2000 Census.

**Kitchen Facilities** – More than 99% of Georgia’s housing units had kitchen facilities. Only 0.5% lacked complete kitchen facilities.

**Plumbing Facilities** – Almost all housing units had plumbing fixtures. Only 0.5% lacked complete plumbing facilities.

**Heating Source** – The majority of the houses (49%) heated by utility gas. Thirty-eight percent utilized electricity as the source of heating. Eleven percent used bottled, tank or LP gas and the remaining used another fuel or no fuel at all.

**Overcrowding** – Conditions of overcrowding, defined as more than 1% per room, affected 4.8% of all occupied housing units in Georgia. Renters were more likely to live in overcrowded units than owners. Hispanics were more likely to live in overcrowded housing than all other racial/ethnic groups.

**Age of Housing Stock** – Twenty-eight percent of Georgia’s housing units were 10 years of or less in 2000, 22% were between 11 and 20 years old, 31% were between 21 and 40 years old, and 19% were at least 40 years old.

### **The Most Important Need – Access to Affordable Housing**

The inherent nature of homelessness dictates that the solution is to increase access to affordable housing. Based on the current federal minimum wage of \$5.15 per hour, a household earning a single minimum wage can pay not more than \$247 per month for rent, before

the household becomes cost burdened. At \$412 per month for rent, the household becomes extremely cost burdened. Within the Atlanta MSA, the 2005 fair market rent for a two-bedroom unit is \$928.

In Georgia, 32.5% of households rent whereas 67% own homes. According to the National Low Income Housing Coalition, 68.5% of extremely low-income renter households in Georgia are cost burdened, and 53.4% of Georgia's extremely low income renter households are severely cost burdened.

Safety must also be considered in order to eliminate homelessness. Most housing available at a cost low enough to be affordable is found in neighborhoods distressed by violence and crime. Homeless clients have been reported to prefer staying in shelters rather than living in areas where they or their children may be in danger.

Additional programs and incentives are needed in order to disperse affordable housing opportunities to Georgia's low-income families and individuals. More efforts are also needed to prevent new households from becoming homeless and to assist the existing homeless population in securing permanent housing.

## **Summary**

The goals of this Housing Authority address the housing problems identified in the State of Georgia Comprehensive Consolidated Five Year Plan. The Housing Authority will continue to provide housing to low, very low and moderately income families who qualify for the housing programs to the fullest extent possible within the budget restraints imposed on the Housing Authority.

## **Violence Against Women Act**

On January 5, 2006, President Bush signed the Violence Against Women Act into law as Public Law 109-162. Section 603 of the law amends Section 5 A of the U. S. Housing Act ((42 U.S.C. 1437c-1) to require five year and annual Agency Plans contain information regarding any goals, activities, objectives, policies or programs intended to support or assist victims of domestic violence, dating violence, sexual assault or stalking.

Sections 606 and 607 amend the Section 8 and public housing sections of the U. S. Housing Act (42 U.S.C. 1437f and 1437d) to protect certain victim of criminal domestic violence, dating violence, sexual assault or stalking – as well as members of the victims' immediate families – from losing HUD-assisted housing as a consequence of the abuse of which they were the victim.

Based on the statutory requirements, the PHA provides each public housing participant with a notice of tenant’s rights under Section 607 of the Violence Against Women and Department of Justice Reauthorization Act of 2005. The notice provides definitions for domestic violence, dating violence, and stalking. The notice sets forth the applicable provisions under any domestic violence, dating violence, or stalking that may occur and/or has occurred with applicants/tenants.

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

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

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>                                |
| NA   | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>   | 5 Year and Annual Plans                                      |
| X  | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>  | Streamlined Annual Plans                                     |
| NA   | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>   | 5 Year and standard Annual Plans                             |
| X  | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans                                      |
| X  | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.  | Annual Plan:<br>Housing Needs                                |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan:<br>Financial Resources                          |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Deconcentration Income Analysis   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| NA   | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public housing rent determination policies, including the method for setting public housing flat rents.<br><input type="checkbox"/> Check here if included in the public housing A & O Policy.  | Annual Plan: Rent Determination                              |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>  |
| X  | Schedule of flat rents offered at each public housing development.<br><input type="checkbox"/> Check here if included in the public housing A & O Policy.   | Annual Plan: Rent Determination  |
| NA   | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.                   | Annual Plan: Rent Determination  |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).   | Annual Plan: Operations and Maintenance  |
| X  | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).  | Annual Plan: Management and Operations   |
| X  | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)   | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| NA   | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations   |
| NA   | Any policies governing any Section 8 special housing types<br><input type="checkbox"/> Check here if included in Section 8 Administrative Plan  | Annual Plan: Operations and Maintenance  |
| X  | Public housing grievance procedures<br><input type="checkbox"/> Check here if included in the public housing A & O Policy   | Annual Plan: Grievance Procedures  |
| NA   | Section 8 informal review and hearing procedures.<br><input type="checkbox"/> Check here if included in Section 8 Administrative Plan.  | Annual Plan: Grievance Procedures  |
| X  | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.   | Annual Plan: Capital Needs   |
| NA   | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.   | Annual Plan: Capital Needs   |
| NA   | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.   | Annual Plan: Capital Needs   |
| X  | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).  | Annual Plan: Capital Needs   |
| NA   | Approved or submitted applications for demolition and/or disposition of public housing.   | Annual Plan: Demolition and Disposition  |
| NA   | Approved or submitted applications for designation of public housing (Designated Housing Plans).  | Annual Plan: Designation of Public Housing                                       |
| NA   | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing  |
| X  | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.  | Annual Plan: Voluntary Conversion of Public Housing                              |
| NA   | Approved or submitted public housing homeownership programs/plans.  | Annual Plan: Homeownership   |
| NA   | Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)   | Annual Plan: Homeownership   |

| <b>List of Supporting Documents Available for Review</b> |  |   |
|--|--|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>   |
| X  | Public Housing Community Service Policy/Programs<br><input type="checkbox"/> Check here if included in Public Housing A & O Policy   | Annual Plan: Community Service & Self-Sufficiency   |
| X  | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.  | Annual Plan: Community Service & Self-Sufficiency   |
| NA   | FSS Action Plan(s) for public housing and/or Section 8.  | Annual Plan: Community Service & Self-Sufficiency   |
| X  | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.   | Annual Plan: Community Service & Self-Sufficiency   |
| NA   | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.   | Annual Plan: Community Service & Self-Sufficiency   |
| X  | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).<br><input type="checkbox"/> Check here if included in the public housing A & O Policy.            | Annual Plan: Pet Policy   |
| X  | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.                       | Annual Plan: Annual Audit   |
| X  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)   | (specify as needed)   |
| X  | Violence Against Women Act Documentation/Requirements  | Annual Plan   |
| NA   | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |                      |  |                   |  |
|---|---|----------------------|--|-------------------|--|
| <b>PHA Name: Housing Authority of the City of Pearson</b>   |   |                      | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: GA06P16550108<br>Replacement Housing Factor Grant No: |                   | <b>Federal FY<br/>of Grant:<br/>FY2008</b> |
| <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b><br><input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> |   |                      |  |                   |  |
| Line No.  | Summary by Development Account                            | Total Estimated Cost |  | Total Actual Cost |  |
|   |   | Original             | Revised  | Obligated         | Expended                                   |
| 1   | Total non-CFP Funds                                       |                      |  |                   |  |
| 2   | 1406 Operations   | \$30,937             |  |                   |  |
| 3   | 1408 Management Improvements                              |                      |  |                   |  |
| 4   | 1410 Administration                                       |                      |  |                   |  |
| 5   | 1411 Audit  |                      |  |                   |  |
| 6   | 1415 Liquidated Damages                                   |                      |  |                   |  |
| 7   | 1430 Fees and Costs                                       |                      |  |                   |  |
| 8   | 1440 Site Acquisition                                     |                      |  |                   |  |
| 9   | 1450 Site Improvement                                     |                      |  |                   |  |
| 10  | 1460 Dwelling Structures                                  |                      |  |                   |  |
| 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 Costs                                   |                      |  |                   |  |
| 18  | 1499 Development Activities                               |                      |  |                   |  |
| 19  | 1501 Collateralization or Debt Service                    |                      |  |                   |  |
| 20  | 1502 Contingency  |                      |  |                   |  |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | \$30,937             |  |                   |  |
| 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<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part II: Supporting Pages |   |               |   |                      |         |                             |                |                   |
|--|---|---------------|---|----------------------|---------|-----------------------------|----------------|-------------------|
| PHA Name: <b>Housing Authority of the City of Pearson</b>  |   |               | Grant Type and Number<br>Capital Fund Program Grant No: GA06P16550108<br>Replacement Housing Factor Grant No: |                      |         | Federal FY of Grant: FY2008 |                |                   |
| Development Number<br>Name/HA-Wide<br>Activities   | General Description of Major<br>Work Categories | Dev. Acct No. | Quantity  | Total Estimated Cost |         | Total Actual Cost           |                | Status of<br>Work |
|  |   |               |   | Original             | Revised | Funds Obligated             | Funds Expended |                   |
| PHA Wide   | Operations                                      | 1406          |   | \$30,937             |         |                             |                |                   |
|  |   |               |   |                      |         |                             |                |                   |
|  |   |               |   |                      |         |                             |                |                   |

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part III: Implementation Schedule |   |  |        |   |         |                             |                                  |
|--|---|--|--------|---|---------|-----------------------------|----------------------------------|
| PHA Name: <b>Housing Authority of the City of Pearson</b>  |   | Grant Type and Number<br>Capital Fund Program No: GA06P1655018<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant: FY2008 |                                  |
| Development Number<br>Name/HA-Wide Activities  | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                             | Reasons for Revised Target Dates |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                      |                                  |
| PHA Wide   | 06.30.10                                    |  |        | 06.30.12                                    |         |                             |                                  |
|  |   |  |        |   |         |                             |                                  |

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |                      |  |                   |                                    |
|---|---|----------------------|--|-------------------|------------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |                      |  |                   |                                    |
| <b>PHA Name: Housing Authority of the City of Pearson</b>   |   |                      | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: GA06P16550107<br>Replacement Housing Factor Grant No: |                   | <b>Federal FY of Grant: FY2007</b> |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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                                       |                      |  |                   |                                    |
| 2   | 1406 Operations   | \$29,356             | \$30,937   | \$30,937          | \$30,937                           |
| 3   | 1408 Management Improvements                              |                      |  |                   |                                    |
| 4   | 1410 Administration                                       |                      |  |                   |                                    |
| 5   | 1411 Audit  |                      |  |                   |                                    |
| 6   | 1415 Liquidated Damages                                   |                      |  |                   |                                    |
| 7   | 1430 Fees and Costs                                       |                      |  |                   |                                    |
| 8   | 1440 Site Acquisition                                     |                      |  |                   |                                    |
| 9   | 1450 Site Improvement                                     |                      |  |                   |                                    |
| 10  | 1460 Dwelling Structures                                  |                      |  |                   |                                    |
| 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 Costs                                   |                      |  |                   |                                    |
| 18  | 1499 Development Activities                               |                      |  |                   |                                    |
| 19  | 1501 Collateralization or Debt Service                    |                      |  |                   |                                    |
| 20  | 1502 Contingency  |                      |  |                   |                                    |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | \$29,356             | \$30,937   | \$30,937          | \$30,937                           |
| 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<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part II: Supporting Pages |   |               |   |                      |          |                             |                |                   |
|--|---|---------------|---|----------------------|----------|-----------------------------|----------------|-------------------|
| PHA Name: Housing Authority of the City of Pearson   |   |               | Grant Type and Number<br>Capital Fund Program Grant No: GA06P16550107<br>Replacement Housing Factor Grant No: |                      |          | Federal FY of Grant: FY2007 |                |                   |
| Development Number<br>Name/HA-Wide<br>Activities   | General Description of Major<br>Work Categories | Dev. Acct No. | Quantity  | Total Estimated Cost |          | Total Actual Cost           |                | Status of<br>Work |
|  |   |               |   | Original             | Revised  | Funds Obligated             | Funds Expended |                   |
| PHA Wide   | Operations                                      | 1406          |   | \$29,356             | \$30,937 | \$30,937                    | \$30,937       | Completed         |
|  |   |               |   |                      |          |                             |                |                   |
|  |   |               |   |                      |          |                             |                |                   |

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part III: Implementation Schedule |   |         |  |   |         |                             |                                  |
|--|---|---------|--|---|---------|-----------------------------|----------------------------------|
| PHA Name: Housing Authority of the City of Pearson   |   |         | Grant Type and Number<br>Capital Fund Program No: GA06P1655017<br>Replacement Housing Factor No: |   |         | Federal FY of Grant: FY2007 |                                  |
| Development Number<br>Name/HA-Wide Activities  | All Fund Obligated<br>(Quarter Ending Date) |         |  | All Funds Expended<br>(Quarter Ending Date) |         |                             | Reasons for Revised Target Dates |
|  | Original                                    | Revised | Actual   | Original                                    | Revised | Actual                      |                                  |
| PHA Wide   | 06.30.09                                    |         | 12.28.07   | 06.30.11                                    |         | 12.28.07                    |                                  |
|  |   |         |  |   |         |                             |                                  |

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

| <b>Capital Fund Program Five-Year Action Plan</b> |                  |                                 |                                 |                                 |  |  |
|---|------------------|---------------------------------|---------------------------------|---------------------------------|--|--|
| <b>Part I: Summary</b>                            |                  |                                 |                                 |                                 |  |  |
| PHA Name  |                  |                                 |                                 |                                 | <input type="checkbox"/> <b>Original 5-Year Plan</b> | <input type="checkbox"/> <b>Revision No:</b> |
| Development Number/Name/HA-Wide                   | Year 1           | Work Statement for Year 2       | Work Statement for Year 3       | Work Statement for Year 4       | Work Statement for Year 5                            |  |
|   |                  | FFY Grant: FY08<br>PHA FY: FY09 | FFY Grant: FY09<br>PHA FY: FY10 | FFY Grant: FY10<br>PHA FY: FY11 | FFY Grant: FY11<br>PHA FY: FY12                      |  |
|   | Annual Statement |                                 |                                 |                                 |  |  |
| PHA WIDE  |                  | \$30,937                        | \$30,937                        | \$30,937                        | \$30,937   |  |
| CFP Funds Listed for 5-year planning              |                  | \$30,937                        | \$30,937                        | \$30,937                        | \$30,937   |  |
| Replacement Housing Factor Funds                  |                  |                                 |                                 |                                 |  |  |

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

| <b>Capital Fund Program Five-Year Action Plan</b><br><b>Part II: Supporting Pages—Work Activities</b> |  |                       |                |   |                       |                |
|---|--|-----------------------|----------------|---|-----------------------|----------------|
| Activities for Year 1   | Activities for Year :_09___<br>FFY Grant: FY08<br>PHA FY: FY09 |                       |                | Activities for Year: _10__<br>FFY Grant: FY09<br>PHA FY: FY10 |                       |                |
|   | Development Name/Number  | Major Work Categories | Estimated Cost | Development Name/Number                                       | Major Work Categories | Estimated Cost |
| <b>See</b>  | PHA Wide   | Operations            | \$30,937       |   |                       | \$30,937       |
| <b>Annual</b>   |  |                       |                |   |                       |                |
| <b>Statement</b>  |  |                       |                |   |                       |                |
| Total CFP Estimated Cost  |  |                       | \$30,937       |   |                       | \$30,937       |

| <b>Capital Fund Program Five-Year Action Plan</b><br><b>Part II: Supporting Pages—Work Activities</b> |                       |                |   |                       |                |
|---|-----------------------|----------------|---|-----------------------|----------------|
| Activities for Year :_11___<br>FFY Grant: FY10<br>PHA FY: FY11  |                       |                | Activities for Year: _12__<br>FFY Grant: FY11<br>PHA FY: FY12 |                       |                |
| Development Name/Number   | Major Work Categories | Estimated Cost | Development Name/Number                                       | Major Work Categories | Estimated Cost |
| PHA Wide  | Operations            | \$30,937       |   |                       | \$30,937       |
|   |                       |                |   |                       |                |
|   |                       |                |   |                       |                |
| Total CFP Estimated Cost  |                       | \$30,937       |   |                       | \$30,937       |