

PHA 5-Year and Annual Plan Version 3	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: The Housing Authority of the City of Ringgold, Ringgold, GA PHA Code: GA216 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Troubled <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2009														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 30 Number of HCV units: N/A														
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A														
5.1	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 for the next five years: SEE ATTACHMENTS														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHMENTS														
6.0	PHA Plan Update (a) No Changes (b) PHA Template is available for review at the PHA Main Office.														
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.														
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. On File at PHA Main Office														
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. On File at PHA Main Office														
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A														
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENTS														

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. SEE ATTACHMENTS</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” SEE ATTACHMENTS</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. NONE</p> <p>(g) Challenged Elements NONE</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>On File at PHA Main Office</p>

Part I: Summary					
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650109 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$4,102.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,250.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$33,750.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$45,102.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650109 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	30	\$4,102.00				
	SUBTOTAL			\$4,102.00				
	<u>FEES & COSTS</u>							
PHA Wide	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	30 Units	\$4,750.00				
	Contract Labor							
	Subtotal			\$4,750.00				
PHA Wide	b. Consulting fees for Agency Plan preparation.	1430.2	30 Units	\$2,500.00				
	Subtotal			\$2,500.00				
	SUBTOTAL			\$7,250.00				
	<u>DWELLING STRUCTURES</u>							
PHA Wide	Renovate Bathrooms (Phase I)	1460	7 Units	\$33,750.00				
	SUBTOTAL			\$33,750.00				
	GRAND TOTAL			\$45,102.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PART I: SUMMARY

PHA Name/Number: The Housing Authority of the City of Ringgold; Ringgold, Georgia/GA216		Locality: Ringgold, Georgia			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
A.	Development Number GA216	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	\$33,000.00	\$15,000.00	\$33,000.00	\$33,000.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$15,000.00	\$0.00	\$0.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$8,000.00	\$11,000.00	\$8,000.00	\$8,000.00
G.	Operations		\$4,339.00	\$4,339.00	\$4,339.00	\$4,339.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$45,339.00	\$45,339.00	\$45,339.00	\$45,339.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$45,339.00	\$45,339.00	\$45,339.00	\$45,339.00

Part I: Summary					
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650108 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant					
<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: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁷	
		Original	Revised ⁸	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ⁹	\$4,089.00	\$4,339.00	\$4,339.00	\$4,339.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,250.00	\$3,950.00	\$1,500.00	\$1,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$21,500.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$27,500.00	\$15,550.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,500.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁰				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$45,339.00	\$45,339.00	\$5,839.00	\$5,839.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$7,500.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

⁷ To be completed for the Performance and Evaluation Report.

⁸ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁰ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650108 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹¹	Funds Obligated ¹²	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	30	\$4,089.00	\$4,339.00	\$4,339.00	\$4,339.00	Complete
	SUBTOTAL			\$4,089.00	\$4,339.00	\$4,339.00	\$4,339.00	
	<u>FEES & COSTS</u>							
GA216-1	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	30 Units	\$4,750.00	\$2,450.00	\$0.00	\$0.00	Contracted
	Contract Labor							
	Subtotal			\$4,750.00	\$2,450.00	\$0.00	\$0.00	
GA216-1	b. Consulting fees for Agency Plan preparation.	1430.2	30 Units	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Completed
	Subtotal			\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
	SUBTOTAL			\$6,250.00	\$3,950.00	\$1,500.00	\$1,500.00	
	<u>SITE IMPROVEMENTS</u>							
GA216-1	Add continuation of 15 parking spaces with Fung. from 2007(Final)	1450	15	\$0.00	\$21,500.00	\$0.00	\$0.00	Added
	SUBTOTAL			\$0.00	\$21,500.00	\$0.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
GA216-1	a. Ceiling repairs (Phase I)	1460	10 Units	\$10,000.00	\$0.00	\$0.00	\$0.00	Deferred to
	Subtotal			\$10,000.00	\$0.00	\$0.00	\$0.00	ARRA
GA216-1	b. Replace water heaters (Phase II)	1460	15 Units	\$7,500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal			\$7,500.00	\$0.00	\$0.00	\$0.00	
GA216-1	c. Replace HVAC ductwork (Phase I)	1460	10 Units	\$10,000.00	\$0.00	\$0.00	\$0.00	Deferred to
	Subtotal			\$10,000.00	\$0.00	\$0.00	\$0.00	ARRA

¹¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650107 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹³	
		Original	Revised ¹⁴	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ¹⁵	\$4,309.00	\$4,309.00	\$4,309.00	\$4,309.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$3,780.00	\$3,735.00	\$3,735.00	\$2,470.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,220.00	\$36,164.80	\$36,164.80	\$19,739.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$2,100.20	\$2,100.20	\$403.20
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁶				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$46,309.00	\$46,309.00	\$46,309.00	\$26,921.20
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹³ To be completed for the Performance and Evaluation Report.

¹⁴ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁵ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁶ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650107 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	30	\$4,309.00	\$4,309.00	\$4,309.00	\$4,309.00	Completed
	SUBTOTAL			\$4,309.00	\$4,309.00	\$4,309.00	\$4,309.00	
	<u>FEES & COSTS</u>							
GA216-1	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated Contract Labor <i>(\$2,530=2007 A&E Fee plus \$1,205=bal. of 2006 A&E Fee for \$3,735.00 TOTAL).</i>	1430.1	30 Units	\$2,530.00	\$3,735.00	\$3,735.00	\$2,470.00	In Progress
	Subtotal			\$2,530.00	\$3,735.00	\$3,735.00	\$2,470.00	
GA216-1	b. Consulting fees for Agency Plan preparation.	1430.2	30 Units	\$1,250.00	\$0.00	\$0.00	\$0.00	Obligated
	Subtotal			\$1,250.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$3,780.00	\$3,735.00	\$3,735.00	\$2,470.00	
	<u>SITE IMPROVEMENTS</u>							
GA216-1	a. Exterior Sanitary Sewer Lines (Phase III)	1450	5 Units	\$25,809.00	\$19,739.00	\$19,739.00	\$19,739.00	Completed
	Subtotal			\$25,809.00	\$19,739.00	\$19,739.00	\$19,739.00	
GA216-1	b. Add parking (Phase II-5 units) <i>(Phase I-10 units w/fung. from 2006 AND Phase II-5 units here=15 units total done; Balance will be pd. on the 15 units with 2008 Funds).</i>	1450	15 units	\$12,411.00	\$16,425.80	\$16,425.80	\$0.00	Obligated
	Subtotal			\$12,411.00	\$16,425.80	\$16,425.80	\$0.00	
	SUBTOTAL			\$38,220.00	\$36,164.80	\$36,164.80	\$19,739.00	

¹⁷ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁸ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²	
	<u>DWELLING STRUCTURES</u>							
	a. Vinyl soffits (Phase III)	1460	10 Units	\$0.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
	b. Replace water heaters (Phase II)	1460	15 Units	\$0.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>DWELLING EQUIPMENT</u>							
	<u>NON-EXPENDABLE</u>							
GA216-1	a. Replace ranges (Phase II)(2 ranges instead of 5)	1465.1	2 Units	\$0.00	\$890.60	\$890.60	\$0.00	Add back/In
	Subtotal			\$0.00	\$890.60	\$890.60	\$0.00	Progress
GA216-1	b. Replace refrigerators (Phase I)(3 Refrig. instead of 10).	1465.1	3 Units	\$0.00	\$1,209.60	\$1,209.60	\$403.20	Add back/In
	Subtotal			\$0.00	\$1,209.60	\$1,209.60	\$403.20	Progress
	SUBTOTAL			\$0.00	\$2,100.20	\$2,100.20	\$403.20	
	GRAND TOTAL			\$46,309.00	\$46,309.00	\$46,309.00	\$26,921.20	

Part I: Summary					
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650106 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹⁹	
		Original	Revised ²⁰	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ²¹	\$3,443.00	\$8,683.34	\$8,683.34	\$3,443.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$3,660.00	\$3,705.00	\$3,705.00	\$3,705.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$23,138.00	\$19,102.66	\$19,102.66	\$19,102.66
10	1460 Dwelling Structures	\$7,500.00	\$7,500.00	\$7,500.00	\$2,331.40
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,500.00	\$6,250.00	\$6,250.00	\$1,710.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ²²				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$45,241.00	\$45,241.00	\$45,241.00	\$30,292.06
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$7,500.00	\$6,250.00	\$6,250.00	\$2,331.40
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹⁹ To be completed for the Performance and Evaluation Report.

²⁰ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²¹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

²² RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650106 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	30	\$3,443.00	\$8,683.34	\$8,683.34	\$3,443.00	In Progress
	SUBTOTAL			\$3,443.00	\$8,683.34	\$8,683.34	\$3,443.00	
	<u>FEES & COSTS</u>							
GA216-1	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	30 Units	\$2,410.00	\$1,205.00	\$1,205.00	\$1,205.00	Completed
	Contract Labor (Bal. of 2006 Fee of \$1,205.00 to be pd. with 2007 funds).							
	Subtotal			\$2,410.00	\$1,205.00	\$1,205.00	\$1,205.00	
GA216-1	b. Consulting fees for Agency Plan preparation.	1430.2	30 Units	\$1,250.00	\$2,500.00	\$2,500.00	\$2,500.00	Completed
	Subtotal			\$1,250.00	\$2,500.00	\$2,500.00	\$2,500.00	
	SUBTOTAL			\$3,660.00	\$3,705.00	\$3,705.00	\$3,705.00	
	<u>SITE IMPROVEMENTS</u>							
GA216-1	a. Exterior Sanitary Sewer Lines (Phase II)(*includes emergency work under slab @2 units for sewer backup=\$3,300.45 to Battlefield Plumbing).	1450	5 Units	\$15,802.21	\$19,102.66	\$19,102.66	\$19,102.66	Completed
	Subtotal			\$15,802.21	\$19,102.66	\$19,102.66	\$19,102.66	
GA216-1	b. Add parking (Phase I)	1450	10 Units	\$7,335.79	\$0.00	\$0.00	\$0.00	Deferred to 2007
	Subtotal			\$7,335.79	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$23,138.00	\$19,102.66	\$19,102.66	\$19,102.66	

²³ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²⁴ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Ringgold; Ringgold, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21650106 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
	<u>DWELLING STRUCTURES</u>							
GA216-1	a. Repair ceilings (Phase I)	1460	6 Units	\$0.00	\$0.00	\$0.00	\$0.00	Defer to 2010
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	In 5-YAP
	b. Vinyl soffits (Phase II)	1460	5 Units	\$0.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
	c. Replace water heaters (Phase I)	1460	15 Units	\$7,500.00	\$7,500.00	\$7,500.00	\$2,331.40	In Progress
	Subtotal			\$7,500.00	\$7,500.00	\$7,500.00	\$2,331.40	
	SUBTOTAL			\$7,500.00	\$7,500.00	\$7,500.00	\$2,331.40	
	<u>DWELLING EQUIPMENT</u>							
	<u>NON-EXPENDABLE</u>							
GA216-1	Replace ranges (Phase I) & add continuation to replace Refrigerators (Phase I) (started with 2007 funds w/fung.)	1465.1	15 Units	\$7,500.00	\$6,250.00	\$6,250.00	\$1,710.00	In Progress
	SUBTOTAL			\$7,500.00	\$6,250.00	\$6,250.00	\$1,710.00	
	GRAND TOTAL			\$45,241.00	\$45,241.00	\$45,241.00	\$30,292.06	

ATTACHMENTS

5.1-Mission

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

5.2-Goals

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments **Determine feasibility within next 5 years.**
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) **Increase 1% over 5 year period**
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: **Continue to respond to resident concerns and requests regarding safety and communication.**
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: **Goal – Utilize 25% of Annual Capital Funds for unit Improvements.**
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers: **Determine feasibility within next 5 years.**
 - 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) **Implement measures to deconcentrate poverty: Increase families at flat rents within lower income developments, by 1% per every 5 year period.**

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: **Continue to network between community business owners and unemployed residents.**
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Continue to provide a mobile optical exam van annually, and provide a nurse through the "family collaborative" on a monthly basis & provide a health van monthly.**
 - 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: **Continue modernization efforts to provide for a safe & sanitary living environment.**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Upgrade from troubled to standard performer

9.0-Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	473	3	4	4	4	3	4
Income >30% but <=50% of AMI	404	3	3	3	4	3	3
Income >50% but <80% of AMI	307	2	3	2	4	3	3
Elderly	220	3	5	2	4	2	3
Families with Disabilities	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
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The Housing Authority has a very short waiting list and a total of only 30 housing units. The Housing Authority is currently meeting the needs of the public and will continue to maintain current operating procedures. The Housing Authority is continuing to utilize Capital Fund Grant money to renovate, modernize and improve our current inventory to provide tenants with the best possible housing conditions.

9.1-Strategy for Addressing Needs

(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 **Continue practices already in place.**
- Reduce turnover time for vacated public housing units **Continue practices already in place.**
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing **Determine feasibility within next 5 years.**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. **Continue to maximize the number of affordable units available from all sources.**
- 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) **None**

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) **None**

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) **Waiting list for elderly fluctuates between 60% & 8% of total list – continue to accommodate elderly actually by over housing.**

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 **Continue to accommodate the disabled in units not previously designated handicapped.**
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) **None**

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) **None**

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)

10.0-Additional Information

(a)(i) Progress on 2005 Annual Plan Goals

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Acquire or build units or developments **Determine feasibility within next 5 years.**

Progress: Still working with City on this option.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) **Increase 1% over 5 year period**

Progress: We have improved score.

Increase customer satisfaction: **Continue to respond to resident concerns and requests regarding safety and communication.**

Progress: We meet with tenants each month to discuss issues and concerns.

Renovate or modernize public housing units: **Goal – Utilize 25% of Annual Capital Funds for unit Improvements.**

Progress: We continue to use more than 25% on unit improvements

PHA Goal: Increase assisted housing choices

Objectives:

Convert public housing to vouchers: **Determine feasibility within next 5 years.**

Progress: We are still considering this option.

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

PHA Goal: Provide an improved living environment

Objectives:

Other: (list below) **Implement measures to deconcentrate poverty: Increase families at flat rents within lower income developments, by 1% per every 5 year period.**

Progress: We only have one project.

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: **Continue to network between community business owners and unemployed residents.**

Progress: We are in constant contact with business owners for tenant employment.

Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Continue to provide a mobile optical exam van annually, and provide a nurse through the “family collaborative” on a monthly basis & provide a health van monthly.**

Progress: Mobile Eye Unit every 6 months and have a van that takes tenants to doctor appointments on a daily basis.

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 provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **Continue modernization efforts to provide for a safe & sanitary living environment.**

Progress: We are improving units every year.

(a)(ii)

See definitions for criteria.

(b)

Definitions for a substantial deviation from a 5-Year Plan and a significant amendment or modification to a 5-Year Plan and Annual Plan:

a. Substantial Deviation from the 5-Year Plan

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

b. Significant Amendment or Modification to the Annual Plan

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

(b)

N/A

VAWA Policy

RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY’S POLICIES AND PROCEDURES REGARDING DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING, AS HEREINAFTER DEFINED.

This Policy shall be applicable to the administration by RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between RINGGOLD HOUSING AUTHORITY, 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 RINGGOLD HOUSING AUTHORITY; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by RINGGOLD HOUSING AUTHORITY.

III. Other RINGGOLD HOUSING AUTHORITY Policies and Procedures

This Policy shall be referenced in and attached to RINGGOLD HOUSING AUTHORITY’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of RINGGOLD HOUSING AUTHORITY’s Admissions and Continued Occupancy Policy. RINGGOLD HOUSING AUTHORITY’s annual public housing agency plan shall also contain information concerning RINGGOLD HOUSING AUTHORITY’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 RINGGOLD HOUSING AUTHORITY, 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.
 - (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.
- F. *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.* RINGGOLD HOUSING AUTHORITY 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.
- B. *Admissions Preference.* NONE

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, RINGGOLD HOUSING AUTHORITY, 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, RINGGOLD HOUSING AUTHORITY 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. RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY:

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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or RINGGOLD HOUSING AUTHORITY, 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, RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY. Leases used for all public housing operated by RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY, shall contain provisions setting forth the substance of this paragraph.

- A. *Requirement for Verification.* The law allows, but does not require, RHA 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., RINGGOLD HOUSING AUTHORITY shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by RINGGOLD HOUSING AUTHORITY. Section 8 owners or managers receiving rental assistance administered by RHA 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY, 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 Executive Director of RINGGOLD HOUSING AUTHORITY, 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 Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, RINGGOLD HOUSING AUTHORITY 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.* RINGGOLD HOUSING AUTHORITY will act upon such an application promptly.
- C. *No right to transfer.* RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY, 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 RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY. In cases where RINGGOLD HOUSING AUTHORITY determines that the family's decision to move was reasonable under the circumstances, RINGGOLD HOUSING AUTHORITY 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.

X. COURT ORDERS/FAMILY BREAK-UP

A. *Court orders.* It is RHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY policies regarding family break-up are contained in RINGGOLD HOUSING AUTHORITY's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

XI. RELATIONSHIPS WITH SERVICE PROVIDERS

It is the policy of RINGGOLD HOUSING AUTHORITY to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If RINGGOLD HOUSING AUTHORITY staff become aware that an individual assisted by AHA is a victim of domestic violence, dating violence or stalking, RHA 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 RINGGOLD HOUSING AUTHORITY 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. RINGGOLD HOUSING AUTHORITY's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which RINGGOLD HOUSING AUTHORITY has referral or other cooperative relationships.

XII. NOTIFICATION

RINGGOLD HOUSING AUTHORITY 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 RINGGOLD HOUSING AUTHORITY as approved by the RHA Board of Commissioners.