

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Decatur, GA</u> PHA Code: <u>GA011</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>234</u> Number of HCV units: <u>574</u>																										
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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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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:																										
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.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures – Specifically the security deposit requirement amount was increased for new move-ins and on-site transfers. The Authority will be applying for elderly only designation of its planned senior building as part of its Phase 2 redevelopment of Allen Wilson. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions A copy of the 5-Year Plan can be obtained at the following locations in addition to the PHA website: <div style="margin-left: 40px;"> Decatur Housing Authority (PHA main administrative office) 750 Commerce Drive, Suite 110 Decatur, GA 30030 Allen Wilson Terrace (management office) 1450 Commerce Drive Decatur, GA 30030 </div> 1. Eligibility, Selection and Admission Policies, including Deconcentration and Waitlist Procedures - In developing its admission policies, the aim of Decatur Housing (DHA) is to attain a tenant body composed of families with a broad range of incomes and to avoid concentrations of the most economically deprived families and families with serious social problems. Therefore, it is the policy of DHA to deny admission to applicants whose habits and practices may reasonably be expected to have a detrimental effect on the operations of the development or neighborhood or on the quality of life for its residents and the health, safety or welfare of other residents. As a part of the final eligibility determination, DHA will screen each applicant household to assess their suitability as residents when the applicant household is reasonably close to being offered a unit. Some of the factors to be considered in the screening are housekeeping habits, rent paying habits, credit records, prior history as a tenant, criminal records, sex offender registry and all other aspects of applicant's ability to maintain the required responsibilities of tenancy. The order of all applicants on the wait list will be based upon their preferences and applications equal in preference will be maintained by date and time of application. Applications will be a permanent file. DHA will use local preferences to select among applicants on the wait list with the top three preferences listed below: <ol style="list-style-type: none"> 1. Involuntary Displacement by Government Action-Resident of DeKalb County. 2. Involuntary Displacement due to Physical Violence-Resident of DeKalb County. 3. Working Family and Elderly/Disabled-Resident of DeKalb County. 																										

6.0

The Housing Authority's goal is to maintain occupancy of forty (40) percent of the residents below thirty (30) percent of the area median income and sixty (60) percent of the residents between thirty (30) percent and eighty (80) percent of area median income. In order to meet this goal the Authority may pass over otherwise qualified applicants below thirty (30) percent of income in order to move its goal of a wide distribution of incomes of families in occupancy. As the Authority proceeds with its mixed-finance development the Authority will comply with the Low Income Housing Tax Credit regulations that require all residents in tax credit designated units (including units also designated as public housing) to be at or below 60% of AMI.

Before applying the preference system, DHA will first match the characteristics of the available unit to the applicants available on the wait list. Factors such as unit size, accessible features, or units in housing designated for the elderly or disabled. DHA will limit the admission of families to those characteristics that match the characteristics and features of the vacant unit(s) available.

The general public can submit applications for placement on the waitlist at DHA main administrative office, management office or website. Residents desiring placement on the transfer wait list must submit applications to the management office for approval based on DHA transfer policies. The transfer wait list will be maintained in rank order according to the following priorities and can take precedence over new admissions:

- a. Emergency
- b. Medical hardship and accessibility
- c. Underhoused
- d. Administrative reasons determined by DHA (modernization)

DHA, at its discretion, may restrict application intake, suspend application intake, and close the wait list in whole or in part. DHA may open or close the list by local preference category. When DHA opens the waiting list, DHA will advertise through public notice in the local paper of record.

2. **Financial Resources** -The Housing Authority anticipates requesting funds from public housing operating subsidies, capital funds, housing assistance payments from HUD, tenant rents, and grants from other organizations. Also, due to the Authority's mixed finance development the Authority anticipates requesting funds from many sources to support that activity, including CFFP bonds, Fannie Mae, LIHTC equity, AHP grant, non-federal Housing Authority funds and other sources. The Authority has also applied for a CFRC grant from HUD, but has not received notification of funding or non-funding.

The Funds will be used for operations and provisions of services. The mixed finance related funds will be used in the phased redevelopment of Allen Wilson.

3. **Rent Determination** – Income and TTP are calculated in accordance with federal regulations and HUD notices. Additionally, DHA will exclude earned income of a previously unemployed household member (Earned Income Disallowance). The minimum rent for DHA is fifty dollars \$50.00.

The Total Tenant Payment is the greater of:

- 30% of the adjusted monthly income
- 10% of the monthly income
- The Minimum rent of \$50

Each resident shall have the right to select one of two methods by which DHA will determine their rent.

- Income-based Method
- Flat Rent Method (based on market study of conventional and assisted comparable properties, HUD FMR Rates, DHA Section 8 Payment Standard and 2009 LIHTC Maximum Allowable Gross Rent)

The selection is the Resident's option and will be made at the time the Resident initially leases with the DHA or at his/her annual reexamination and corresponding lease renewal. A resident that chooses the Flat rent may change the basis on which the rent is calculated at any reexamination and once during any twelve (12) month period. The Authority updated its flat rent in 2009.

4. **Operation and Management** – General policies and procedures governing the maintenance, management and programs of DHA are located in the Admissions and Continued Occupancy Policies (ACOP) and Quality of Life Rules, Dwelling Lease and Addendums.

The purpose of the Admissions and Continued Occupancy Policy (ACOP) is to establish guidelines for DHA staff to follow in determining eligibility for admission and continued occupancy of properties owned and managed by DHA. These guidelines are governed by the requirements of the U. S. Department of Housing and Urban Development (HUD) with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, residents, and DHA and are located at the main administrative and management offices.

Additionally, DHA has established General Housekeeping Standards, provides housekeeping training as a part of the new move-in orientation and weekly extermination service to minimize or eradicate infestation.

5. **Grievance Procedures** – Grievances are handled in accordance with DHA's approved Grievance procedures and federal requirements found in 24CFR Part 966, Subpart B, for residents of public housing. Residents and applicants can initiate the grievance process by contacting the management office or DHA Attorney.

Each complaint regarding physical condition of the units may be reported to the management office. DHA does not require that complaints be submitted in writing.

Applicants who are determined ineligible or who do not meet DHA's admission standards will be given written notification detailing the reason for the determination and offering them an opportunity for an informal conference. Request for an informal conference must be submitted within five working days of their notification of ineligibility.

Grievances or appeals concerning the termination of tenancy or eviction for any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or DHA employees, or drug related criminal activity on or off the premises shall be processed and resolved accordingly:

6.0

1. Tenant will have the right to request a hearing within 10 days of notification of termination of tenancy.
2. Tenant will have the right to examine any documents directly relevant to the decision to terminate.

Tenant has a right to defend the final decision of DHA in court.

6. **Designated Housing for Elderly and Disabled Families** - Swanton Heights and Allen Wilson Terrace (GA-011-01) consisted of 298 public housing units. Due to the redevelopment that number is now 234, but will change from time to time. Both developments are owned and operated by DHA. At Swanton Heights 25 of the 98 units are designated for elderly and disabled families, representing approximately 25% of this development. Of the 200 units in Allen Wilson Terrace, 6 are designated for disabled families. Demolition/disposition of Allen Wilson Terrace in a phased manner was approved in March, 2009. DHA will utilize a phased approach to redevelop this entire property and estimates a completion date of 12/31/2014. Once developed approximately 80 units will be designated to be occupied by only elderly families as provided by section 7 of the U. S. Housing Act of 1937 (42 U.S.C. 1437e). The application to obtain this new designation on the four story mid-rise building, which is a part of the redeveloped Allen Wilson Terrace, will be submitted in 2010.

7. **Community Service and Self-Sufficiency** – Through the Resident Services Division of the Property Management Department DHA administers over 75 programs and activities for seniors, youth and adult residents. These programs and activities are implemented directly by DHA or through partnership with other agencies and/or the private sector such as Decatur Recreation Department, City Schools of Decatur, DeKalb Workforce, University of Georgia Extension Service, Kingdom Investment Ministries and etc. The programs are designed to promote drug awareness, self-sufficiency and social interaction between all assisted families. Some of the many programs and activities offered are the STAR Afterschool Program, ESOL, computer technology, volunteer opportunities, PTA meetings, transportation for seniors, Home Buyers Seminars, Energy Assistance, Excellence Awards program, summer camp and lunch program, job assistance, distribution of clothing and school supplies and etc. DHA has also implemented rent determination and admissions policies to enhance the economic and social self-sufficiency status of assisted families. Additionally, contractors that conduct business with DHA are encouraged to hire residents.

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) which mandates PHAs to require that adults living in public housing comply with the community service requirements is enforced by DHA and is outlined in the Admissions and Continued Occupancy Policy (ACOP). DHA partners with TANF agencies by providing referrals and sharing information regarding mutual clients.

8. **Safety and Crime Prevention** – DHA, in cooperation with its residents and the local community, has established a plan for a Drug Awareness and Crime Reduction Program. This comprehensive drug elimination strategy incorporates participation by local law enforcement, a combination of drug abuse prevention, intervention, referral programs, management practices and program evaluation.

To reduce lower-level criminal activity, vandalism and/or graffiti DHA obtains information from the local police department such as crime statistics and complaint reports, reports of alleged criminal activity from residents and DHA employees. This information is analyzed to determine what course of action is appropriate and to aid in determining needed prevention programs or policy and procedure changes by management. To further its partnership with local law enforcement DHA has entered into an agreement with the City of Decatur which allows for additional patrolling. Officers attend Resident Association meetings, hold routine discussions with management and assist with eviction cases. DHA also promotes crime and drug awareness by participating annually in the National Night Out program which is attended by local law enforcement.

9. **Pets** – Residents who desire to keep a common household pet in their apartment may do so after obtaining a pet permit from DHA and adhering to all guidelines contained in the Pet Policy and Procedures noted in the Admissions and Continued Occupancy Policy (ACOP) and in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations.

10. **Civil Rights Certification** – The administration of the Public Housing Program shall be in compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status. To further its commitment to full compliance with applicable Civil Rights laws, DHA will provide Federal/State/local information to public housing residents regarding “discrimination” and any recourse available to them if they believe they are victims of discrimination. The Housing Authority has also sent a number of staff members, including some maintenance staff to fair housing training.

DHA assures the annual plan is consistent with the initiatives contained in the Consolidated Plan and was a participant in the process to organize the Consolidated Plan for the jurisdiction.

11. **Fiscal Year Audit** - The Housing Authority had a clean audit with no findings.

12. **Asset Management** - The Housing Authority is committed to the implementation of asset management in the most effective way possible with a small inventory of public housing. The Authority has analyzed its physical needs for the next 20 years and has determined that it is the time to rebuild its largest public housing complex. Using a mixed finance approach the Authority will be able to rebuild its public housing in phases, thereby, removing the tremendous cost burden of trying to maintain 68 year old units. By doing so, the remaining units can be maintained with the available CF resources.

Due to the location and the accessibility of the site, DHA believes rebuilding the public housing in phases serves the best interests of the residents. The City and the community agree with this approach.

13. **Violence Against Women Act (VAWA)** - The Housing Authority will promote and abide by the VIOLENCE AGAINST WOMEN’S ACT (VAWA) that was signed by President Bush on January 5, 2006. The Housing Authority will support or assist victims of domestic violence, dating violence, sexual assault, stalking and/or others as required by the law to prevent them from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. The Housing Authority will adhere to HUD requirements regarding the VAWA pertaining to Public Housing and Section 8.

The Housing Authority will take action to protect the safety and welfare of all our residents when repeated offenses occur. In the event the victim being protected shows a willingness to continue relationships with such abusers, continues to have them as guests in their home and incidents continue to occur, the victim could be evicted in order to protect other residents.

7.0	<p>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></p> <p>a) The Housing Authority is planning a mixed-finance redevelopment of Allen Wilson (GA011), a 200 unit development occupied in 1941. The mixed finance application was submitted in July, 2009. As soon as the mixed-finance application and the related financing is approved the Authority will be ready to start construction on its Phase 1. DHA has bid the construction plans and so hopes to begin construction approximately 11/1/09.</p> <p>b) Demolition/disposition approval was received in March 2009. The plan is for 3 phases of demolition/disposition. Relocation of residents in Phase 1 was completed in September 2009. Demolition of Phase 1 units (52) will commence in September and complete 11/1/09. The Authority has requested HUD approval to add 12 more units to Phase 1 (from Phase 3) for the safety and security and quality of life of the residents and the approval has been received. Phase 2 will start when Phase 1 is completed and Phase 3 will start when Phase 2 is completed, subject to necessary approvals and financing. The approved demolition/disposition application is available at the Authority.</p> <p>c) Not planned at this time.</p> <p>d) Not planned at this time.</p> <p>e) The Authority wishes to provide the option of project-based vouchers, if and when the opportunity arises that would allow DHA to better meet its mission and the needs through the use of project-basing. Locations cannot be adequately identified as it will be more of an opportunity based situation when a property is available for project-basing that meets our Plan. Expanding opportunity and providing quality housing are goals of the Authority and project-based vouchers are a potential vehicle to help accomplish those goals. This is an area that will remain under on-going review by the Authority and the Authority anticipates utilizing this option for the future.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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.</p> <p>The Housing Authority is working with HUD and Fannie Mae on CFFP. The Authority estimates raising slightly more than \$1.2 million through CFFP. The debt service current estimate is as follows: Years 2008-2010: \$161,860.61; 2011-2013: \$124,731.25 and 2014-2027: \$74,772.79. The CFFP is only one piece of a total financing package in a mixed finance transaction. Therefore, the annual statement detailing the CFFP funds does not reflect the work. An Exhibit F-1 is attached to more accurately depict the current sources and uses.</p>
9.0	<p>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.</p> <p>Housing Needs - Based on the 2000 U. S. Census data relating to the city of Decatur, of the 8,051 occupied housing units 3,345 are renter occupied representing 41.5% of all occupied housing within the city of Decatur. Additionally, the average household size of renter-occupied units was 1.91.</p> <p>There were 1,785 households with individuals 65 years and over within the 8,051 occupied housing or 22.2% of the occupied housing. Of the total population of 18,147 the population 65 years and older was 2,237 and 1,034 of this population has a disability.</p> <p>African Americans comprise the largest minority population at 5,532 or 30.5%; other minority groups were less than 2%. However, 98.3% of the total population was not Hispanic or Latino.</p> <p>The 2000 U. S. Census data clearly indicates within the city of Decatur there is a strong need for Affordable Housing and as the population continues to grow meeting the supply and demand will also continue to be a challenge. Over the years DHA has adjusted its housing inventory to address the demand for elderly housing and housing for small size families by converting some four and five bedroom units into one bedroom units.</p> <p>Additionally, as part of the planned redevelopment of Allen Wilson Terrace, DHA plans to designate approximately 80 units for the elderly, as well as maintain the existing level of public housing inventory to assist families identified as having income within 30-50% AMI within the jurisdiction and on the waitlists. Families with income 30-50% AMI and families with disabilities are impacted more severely by having limited affordable housing opportunities.</p>

<p>9.1</p>	<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.</p> <p>The City has a strong need for affordable housing. The Authority is seeking out ways to address the need, but due to lack of land there are limited solutions. The Authority did add 3 units to its inventory this year and is examining available funding sources in order to add more, affordable units.</p> <p>The other way is to make sure the quality of its affordable housing is very good. Therefore, the Authority is redeveloping its 1941 public housing in a phased approach. Part of that approach will be planned accessibility to units and to include an elderly building. Elderly is a large Decatur population and the demand for elderly housing is significant. Currently due to the 1941 design much of the Authority’s public housing does not meet the needs of the elderly very well.</p> <p>To help address the needs of the disabled the Authority is planning to apply to an upcoming HUD NOFA for Housing Choice Vouchers for a variety of disabled populations. The Authority anticipates applying for the maximum allowed.</p> <p>Decatur Housing Authority will continue to monitor the needs and try to identify funding opportunities in order to address the current and future identified needs.</p>
<p>10.0</p>	<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>The Housing Authority continues to work to meet its mission and goals. The Authority has added 3 more units of workforce housing to its inventory in late 2008 and has added Housing Choice Vouchers and is planning to apply for an upcoming HUD voucher allocation for vouchers associated with persons with certain disabilities. The Authority is meeting with disability providers to address needs of that population.</p> <p>The Authority is aggressively pursuing its redevelopment plan for Allen Wilson Terrence’s 1941 public housing. Relocation is complete and demolition is under contract. Financing arrangements are proceeding. The Authority has applied for additional sources of funding, including stimulus funds to expand and expedite the redevelopment.</p> <p>The Authority has been updating its policies and adding new policies in areas such as IT Network Management, Security of data and records and disaster preparedness to name a few. The Authority also is continuing to fine tune its asset management approach to insure that it incorporates all logical components.</p> <p>The Authority, if there is a need for significant amendment or substantial deviation will handle it in accordance with HUD requirements and the provisions of its Agency Plan. The Authority has incorporated its redevelopment plan for Allen Wilson into its Agency Plan and has updated and expanded upon it as the plan has moved forward in order that the Authority’s efforts are transparent. If significant or substantial changes occur in the future they will be handled appropriately.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Housing Authority of the City of Decatur, GA defines a Substantial Deviation to the Annual Plan from the 5-Year Plan and a Significant Amendment or Modification of the Annual Plan as any work item that represents more than 40% of the Annual Statement Amount.</p> <p>The Housing Authority of the City of Decatur, GA supports HUD’s definition of a Significant Amendment or Modification to the PHA policies and procedures as follows:</p> <p>Changes to rent and admissions policies other than those due to HUD policy changes or organization of the waiting list Additions of non-emergency work items (over 40% of Annual Statement amount) not included in the 5-Year Plan 1) Changes in the use of the replacement reserve funds under the Capital Fund any change with regard to demolition or disposition, designation, homeownership programs or conversion activities</p> <p>An exception to this definition would be items that have been adopted to comply with HUD regulatory requirements, inspections or recommendations. In the event that a Substantial Deviation, a Significant Amendment or Modification to the Annual Plan is made, the Decatur Housing Authority will hold a Public Hearing and/or notify the Resident Advisory Board of the changes and allow the opportunity to view the changes and make suggestions. Once the public process requirements have been met, the Decatur Housing Authority shall submit a revised PHA Plan to the Atlanta HUD Office.</p>
<p>11.0</p>	<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.</p> <p>(g) Challenged Elements</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>

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary													
PHA Name: Housing Authority of the City of Decatur, Georgia	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Grant Type and Number</td> <td>Federal FY of Grant:</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td style="text-align: right;">GA06P01150110</td> <td style="text-align: center;">2010</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Date of CFFP:</td> <td></td> <td></td> </tr> </table>	Grant Type and Number		Federal FY of Grant:	Capital Fund Program Grant No:	GA06P01150110	2010	Replacement Housing Factor Grant No:		FFY of Grant Approval:	Date of CFFP:		
Grant Type and Number		Federal FY of Grant:											
Capital Fund Program Grant No:	GA06P01150110	2010											
Replacement Housing Factor Grant No:		FFY of Grant Approval:											
Date of CFFP:													

<input 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	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	500.00	0.00	0.00	0.00
3	1408 Management Improvements	45,500.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	52,093.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	70,639.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	27,500.00	0.00	0.00	0.00
10	1460 Dwelling Structures	91,838.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	7,000.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	18,000.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	22,000.00	0.00	0.00	0.00
15	1492 - Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	24,000.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
				0.00	0.00

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

Part I: Summary					
PHA Name: Housing Authority of the City of Decatur, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P01150110 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: 2010 FFY of Grant Approval:
<input 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
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Deb Service paid Via System of Direct Payment	161,861.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	520,931.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	30,000.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	4,000.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	9,800.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P01150110 Replacement Housing Factor Grant No: CFFP (Yes ___/No ___) Date of CFFP:					Federal FY of Grant: 2010 FFY of Grant Approval:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
GA 011-2									
	Mulch @ playground	1450	as needed	2,000.00					
	General site work/improvements	1450	as needed	2,000.00					
Swanton	Concrete repair - walks, curbs, steps, etc	1450	as needed	3,000.00					
Heights	Erosion control/sod installation/landscaping/tree pruning	1450	as needed	4,000.00					
Apartments	Upgrade playground equipment	1450	as needed	12,000.00					
	Upgrade curbing & sidewalks	1450	as needed	3,000.00					
	Replace metal stairs	1460	as needed	12,200.00					
	Caulk Doors (Energy efficiency)	1460	as needed	3,000.00					
	Replace building identification numbers	1460	as needed	5,500.00					
	Replace Screen Door & Hardware (security)	1460	as needed	4,000.00					
	Treat Rust and Paint Railings	1460	as needed	3,000.00					
	Paint Entrance Doors	1460	10 each	3,000.00					
	Subfloor repairs/replacement and retile	1460	2 units	12,000.00					
	Repair/Replace HVAC units	1460	2 units	6,000.00					
	Replace carpet - elderly units	1460	4 units	3,000.00					
	Replace Kitchen cabinets & countertops	1460	5 units	10,500.00					
	Cycle interior painting/staining cabinets	1460	16 units	14,000.00					
	Energy Efficiency - plumbing upgrades	1460	14 units	6,800.00					
	Appliances	1465	8 each	5,000.00					
	Upgrade/replace HVAC @ Community Center	1470	1 bldgs	8,000.00					
Physical Needs	SH Total			\$122,000.00	\$0.00	\$0.00	\$0.00		
Physical Needs	AWT & SH SubTotal			\$190,338.00	\$0.00	\$0.00	\$0.00		

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Decatur, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P01150110 Replacement Housing Factor Grant No: CFFP (Yes ___/No ___) Date of CFFP:				Federal FY of Grant: 2010 FFY of Grant Approval:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
GA 011-2									
Operations	Eligible Operating Expenditures	1406	AWT & SH	500.00					
	Sub Total			\$500.00	\$0.00	\$0.00	\$0.00		
Management Improvements	Community Policing by Dec City Police	1408	AWT & SH	30,000.00					
	Training (soft cost)	1408	central office	2,000.00					
	Preventive Maintenance / Inspection	1408	293 Units	11,000.00					
	Operational Improvements/System Upgrades	1408	AWT & SH	2,500.00					
	Sub Total			\$45,500.00	\$0.00	\$0.00	\$0.00		
Administrative	Salaries/Fringe	1410	6 people	51,993.00					
	Miscellaneous Expense	1410	as needed	100.00					
	Sub Total			\$52,093.00	\$0.00	\$0.00	\$0.00		
Fees & Costs	A&E Contract Assitance, Inspection, & Testing	1430	4 Bldgs	70,639.00					
	Sub Total			\$70,639.00	\$0.00	\$0.00	\$0.00		
Collateralization	Collateralization	1501		161,861.00					
	Sub Total			\$161,861.00	\$0.00	\$0.00	\$0.00		
	PHA Wide Total			\$330,593.00	\$0.00	\$0.00	\$0.00		
	Grand Total			\$520,931.00	\$0.00	\$0.00	\$0.00		

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

²To be completed for the Performance and Evaluation Report

Part I: Summary						
PHA Name / Locality		PHA Number		Original 5-Year Plan		Revision No:
Housing Authority of the City of Decatur, GA		GA06P01150110		FFY 2010		
A.	Development Number/Name/HA-Wide	Work Statement for Year 1 FFY Grant:	Work Statement for Year 2 FFY Grant:	Work Statement for Year 3 FFY Grant:	Work Statement for Year 4 FFY Grant:	Work Statement for Year 5 FFY Grant:
	GA 011-1 ALLEN WILSON TERRACE GA 011-2 SWANTON HEIGHTS	2010	2011	2012	2013	2014
B.	Physical Improvements Subtotal	See	98,463.00	76,495.00	120,995.00	89,314.00
C.	Management Improvements	Annual	31,500.00	21,500.00	42,500.00	32,200.00
D.	PHA-Wide Non-dwelling Structure/Equipment	Statement				
E.	Administration		43,688.00	37,581.00	37,581.00	22,455.00
F.	Other		68,500.00	45,000.00	50,000.00	5,306.00
G.	Operations			500.00		500.00
H.	Demolition		60,000.00	70,000.00		
I.	Develoment		10,000.00			
J.	Capital Fund Financing - Debt Service		124,732.00	124,732.00	124,732.00	74,772.00
K.	Total CFP Funds		436,883.00	375,808.00	375,808.00	224,547.00
L.	Total Non-CFP Funds					
M.	Grand Total		506,211.00	436,883.00	375,808.00	224,547.00

Part II: Supporting Pages - Physical Needs Work Statement(s)								
Activities for Year 1 2010	Work Statement for Year 2 FFY Grant: GA06P01150111 FFY: 2011			Work Statement for Year 2 FFY Grant: GA06P01150111 FFY: 2011				
	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
SEE	GA011-1 ALLEN WILSON TERRACE				GA011-2 SWANTON HEIGHTS			
	1450 - Site Improvements				1460 - Dwelling Structures			
ANNUAL	General Site Work / Erosion Control		as needed	2,000.00	Caulk Doors		as needed	1,000.00
					Replace Screen Door & Hardware		as needed	2,000.00
STATE- MENT	1460 - Dwelling Structures				Replace Kitchen cabinets & countertops		5 units	7,940.00
	Replace HVAC unit		2 units	4,000.00	HVAC repair/replacement		6 units	5,523.00
	1465 - Non-Dwelling Equipment/Non Expendible				Paint Entrance Doors		15 units	2,000.00
	Appliances		4 units	2,500.00	Re-tile Entire Unit		4 units	4,000.00
	1485 - Demolition				Subfloor repairs/replacement		2 units	5,500.00
	1495.1 - Relocation				Repair/replace roofs		1 Bldg	10,000.00
	1495 - Development Activities				Replace metal stairs		as needed	5,000.00
					Elderly unit upgrades		6 units	5,000.00
			Subtotal	98,500.00	1465 - Dwelling Equipment - Non-Expendable			
					Appliances		3 each	2,000.00
	GA011-2 SWANTON HEIGHTS				1470 - Non-dwelling structures			
	1450- Site Improvements				Upgrade/replace HVAC @ Community Center		1 Bldg	1,000.00
	General Site Work / Erosion Control		as needed	4,000.00	Paint building interior @ Community Center		1 Bldg	7,000.00
	Landscaping/tree pruning		as needed	2,000.00				
	Concrete Repir - sidewalks, curbs, & paths		as needed	2,000.00				
	Upgrade playground equipment		as needed	1,000.00				
	Jet Wash Storm Drains		as needed	2,000.00				
	Dumpster Replacement		as needed	1,000.00				
							Subtotal	\$69,963.00
					Physical Needs Subtotal			\$168,463.00

Part III: Supporting Pages - Management Needs Work Statement(s)							
Activities for Year 1 2010	Work Statement for Year 2 FFY Grant: GA06P01150111 FFY: 2011			Work Statement for Year 2 FFY Grant: GA06P01150111 FFY: 2011			
	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity
	PHA - WIDE						
SEE							
ANNUAL	1406 - Operations				1430 - Fees and Costs		
					A&E Contract Assitance & Inspection	4 Bldgs	68,500.00
STATE- MENT			Sub Total	0.00		Sub Total	68,500.00
	1408 - Management Improvements						
	Community Policing by Decatur City Police		as needed	20,000.00	9000 - Collateralization or Debt Service paid		124,732.00
	Preventive Maintenance/Inspection Program		293 units	10,000.00	Via System of Direct Payment		
	Operational Improvements & system upgrades		as needed	1,500.00			
						Sub Total	124,732.00
			Sub Total	31,500.00			
	1410 - Administrative						
	Salaries/Fringe Benefits		6 people	43,088.00			
	Miscellaneous Expense		as needed	600.00			
			Sub Total	43,688.00			
					Management Needs Subtotal		\$268,420.00
					Total CFP Funds		\$436,883.00

Part III: Supporting Pages - Management Needs Work Statement(s)							
Activities for Year 1 2010	Work Statement for Year 4 FFY Grant: GA06P01150113 FFY: 2013			Work Statement for Year 4 FFY Grant: GA06P01150113 FFY: 2013			
	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity
	PHA - WIDE						
SEE							
ANNUAL	1406 - Operations				1430 - Fees and Costs		
					A&E Contract Assitance & Inspection	4 Bldgs	50,000.00
STATE- MENT			Sub Total	0.00		Sub Total	50,000.00
	1408 - Management Improvements						
	Community Policing by Decatur City Police		as needed	30,500.00	9000 - Collateralization or Debt Service paid		124,732.00
	Preventive Maintenance/Inspection Program		293 units	10,000.00	Via System of Direct Payment		
	Operational Improvements & system upgrades		as needed	2,000.00			
						Sub Total	124,732.00
			Sub Total	42,500.00			
	1410 - Administrative						
	Salaries/Fringe Benefits		6 people	36,981.00			
	Miscellaneous Expense		as needed	600.00			
			Sub Total	37,581.00			
					Management Needs Subtotal		\$254,813.00
					Total CFP Funds		\$375,808.00

Part II: Supporting Pages - Physical Needs Work Statement(s)								
Activities for Year 1 2010	Work Statement for Year 5 FFY Grant: GA06P01150114 FFY: 2014			Work Statement for Year 5 FFY Grant: GA06P01150114 FFY: 2014				
	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
SEE	GA011-1 ALLEN WILSON TERRACE				GA011-2 SWANTON HEIGHTS			
ANNUAL	1450 - Site Improvements				1460 - Dwelling Structures			
	General Site Work		as needed	1,000.00	Structural Repairs		as needed	5,000.00
	Seasonal Improvements/pruning/over seed		as needed	1,000.00	Replace Screen Door & Hardware		as needed	2,000.00
STATE- MENT	1460 - Dwelling Structures				Replace Kitchen cabinets & countertops		2 units	5,000.00
	Replace HVAC units		1 unit	1,500.00	HVAC repair/replacement		4 units	6,000.00
	1465 - Non-Dwelling Equipment/Non Expendible				Re-tile Entire Unit		1 unit	3,000.00
	Appliances		2 each	2,500.00	Subfloor repairs/replacement		as needed	5,000.00
					Replace roofs		1 Bldgs	10,000.00
					Carpet Replacement		2 units	1,500.00
					Replace Tub Liners & Surround		2 unit	3,000.00
					Jet Wash sewer lines		as needed	2,000.00
			Subtotal	6,000.00	Energy Efficient improvements		as needed	10,000.00
					Repair/replace stairs		as needed	8,100.00
	GA011-2 SWANTON HEIGHTS				1465 - Dwelling Equipment - Non-Expendable			
	1450- Site Improvements				Appliances		7 each	4,000.00
	General Site Work		as needed	5,538.00	1470 - Non-dwelling structures			
	Landscaping/tree pruning		as needed	1,000.00	Improvements @ Community Center		1 Bldg	5,000.00
	Erosion Control - grading & sod installation		as needed	2,000.00				
	Concrete Repir - sidewalks, curbs, & paths		as needed	676.00				
	Mulch @ playground		as needed	2,000.00				
	Replace Dumpsters		2	2,500.00				
							Subtotal	\$83,314.00
					Physical Needs Subtotal			\$89,314.00

Minutes of the Residents Advisory Board (RAB)

The Resident Advisory Board (RAB) met at 4:30 PM on Thursday, October 1, 2009 at 481 Electric Avenue, Decatur, Georgia.

Present were RAB Members: Ms. Frances Mosley, Ms. Mary Crowley and Ms. Nellie Presley. Also present were: Paul A. Pierce, Executive Director, Patrice Mitchell, Property Manager, Kelvin Snell, Maintenance Supervisor and Melvin Whitlock, Resident Services Supervisor.

The Executive Director opened the meeting and referred to the Agenda that was distributed. He indicated that as in previous years the Housing Authority would take the opportunity to not only discuss the Agency Plan, but to also discuss some other matters and to review on-going improvements.

The discussion covered the following:

1. Review of current and recent improvements:
 - a. Swanton Heights – 5 Kitchens
 - b. Swanton Heights – Carpet – 12 units
 - c. Swanton Heights – Vanities
 - d. Swanton Heights – Sealing and Stripping parking lot
 - e. Gateway – Interior Painting
 - f. Gateway – Kitchen/downstairs – 12 units
 - g. Allen Wilson – Demolition
2. The Property Manager and the Maintenance Supervisor highlighted on-going activities; including HVAC servicing that would start shortly.
3. The Executive Director and Resident Services Supervisor discussed the After School Program and the changes the Authority made due to the loss of United Way funding. They discussed the various volunteers that are now being used.
4. Next the Executive Director reviewed the 2010 Agency Plan and the 2010 Capital Fund and Five Year Plan. He reviewed the content of the Agency Plan which he reported was similar to 2009. He did highlight that the Plan provided for an elderly designation of the new senior building (he indicated this was in 2009, but had not initiated yet). After full discussion, the Executive Director reviewed the work items in the Capital Fund budgets by year highlighting what was proposed. Most of the work items are “keeping things up”, but energy efficiency through low flow commodes was an important initiative.

After the presentation, the Executive Director asked for the RAB members input and questions. All three (3) members stated that they had “no suggestions” for other items.

5. The Executive Director raised the possibility of naming the new senior building for Mr. Oliver and calling it “Oliver House at Allen Wilson”. This would address the lingering concern over the loss of the Oliver identification in the community. After a full discussion, the RAB indicated it was happy with that. They also acknowledged that “Terrace” was being dropped and it would be Allen Wilson Apartments.
6. Next, the Executive Director discussed the name of Electric Avenue and the possibility of changing it to Swanton Way. After a full discussion, the group had mixed opinions. The Executive Director stated that this would be held in abeyance at this time.
7. The next item on the Agenda was related to surveillance measures. The Executive Director reviewed the idea of surveillance cameras in public areas, such as playgrounds, parking areas, etc. The group discussed the needs of the community and the ability of the Police Department to act and to respond. They discussed the small percentage of people, often “outsiders” who get in trouble or cause trouble late at night. After a full discussion, Ms. Presley said she thought it was a good idea and the other RAB members agreed. The Executive Director said that the Authority would then begin exploring the idea, moving towards future implementation.
8. Next, the Executive Director asked for the RAB’s response to the Authority’s no longer sending out rent statements. However, if there were maintenance charges, a bill for those would be sent. The RAB felt it was a good idea and were okay with no longer sending monthly rent statements.
9. The last item was a discussion of Allen Wilson Redevelopment. The Executive Director reviewed in detail the status of Phase I and Phase II. He also discussed the additional building being demolished based upon the City’s interest and to remove the residents from the noise, dust, access problems, etc. The Executive Director reviewed the time line and the myriad approvals needed. He also reviewed the relocation. The RAB was pleased that things were moving forward.

After a thorough discussion of all items on the Agenda, the Executive Director asked if there were other items from the RAB or staff. Hearing none, the Executive Director expressed his appreciation to the RAB for their time and attendance.

The meeting was then adjourned and refreshments were served.

Part I: Summary
PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P01150106
 Replacement Housing Factor Grant No: 2006
 Date of CFFP: 2006
Federal FY of Grant: 2006
FY of Grant Approval: 2006

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 06/30/09

Revised Annual Statement (revision no:)
 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	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	46,000.00	46,000.00	46,000.00	46,000.00
3	1408 Management Improvements	11,425.50	11,425.50	11,425.50	11,425.50
4	1410 Administration (may not exceed 10% of line 21)	47,100.00	47,100.00	47,100.00	47,100.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	52,073.88	52,073.88	52,073.88	13,492.22
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	19,016.21	19,016.21	19,016.21	19,016.21
10	1460 Dwelling Structures	285,153.25	285,153.25	285,153.25	285,153.25
11	1465.1 Dwelling Equipment - Nonexpendable	5,540.50	5,540.50	5,540.50	5,540.50
12	1470 Non-dwelling Structures	4,691.66	4,691.66	4,691.66	4,691.66
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 - Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00

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

Part I: Summary

PHA Name:
 Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P01 150106
 Replacement Housing Factor Grant No:
 Date of CFFP:
Federal FY of Grant: 2006
FFY of Grant Approval: 2006

Line	Summary By Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	
18ba	9000 Collateralization or Deb Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 1-19)	471,001.00	471,001.00	471,001.00	432,419.34	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00	
23	Amount of line 20 Related to Security - Soft Costs	2,477.40	2,477.40	2,477.40	2,477.40	
24	Amount of line 20 Related to Security - Hard Costs	3,968.97	3,968.97	3,968.97	3,968.97	
25	Amount of line 20 Related to Energy Conservation Measures	132,299.60	132,299.60	132,299.60	132,299.60	
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		9/25/09				

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²To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³PHAs with under 250 units in management may use 100% of CFP Grants for operation
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia

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

GA06P01150106

Date of CFFP:

Federal FY of Grant: 2006
FFY of Grant Approval: 2006
Status of Work

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
GA 011-1	General Site work / Improvements	1450	as needed	6,024.00	6,024.00	6,024.00	6,024.00	complete
	Erosion control / Sod replacement	1450	as needed	0.00	0.00	0.00	0.00	deferred to future grant
	Storm drains - clean/raise	1450	as needed	0.00	0.00	0.00	0.00	deferred to future grant
Allen	Tree removal/replacement	1450	as needed	0.00	0.00	0.00	0.00	deferred to future grant
Wilson	Concrete repair - walks, curbs, steps, etc	1450	as needed	1,935.00	1,935.00	1,935.00	1,935.00	Complete
Terrace	Mailbox replacement	1450	as needed	0.00	0.00	0.00	0.00	deferred to future grant
Apartments	Replacement of units (CF Bond Issue)	1460	1	0.00	0.00	0.00	0.00	deferred to future grant
	Exterior Maintenance	1460	12 Bldgs	750.00	750.00	750.00	750.00	Complete
	Pressure wash all buildings	1460	All bldgs	0.00	0.00	0.00	0.00	deferred to future grant
	Tub liners/surround replacement	1460	5 units	0.00	0.00	0.00	0.00	To CFF 2006-502
	Replace Bath sinks w/ cabinets & tops	1460	4 units	0.00	0.00	0.00	0.00	To CFF 2006-502
	Re-tile floors in entire unit	1460	2 units	0.00	0.00	0.00	0.00	deferred to future grant
	Replace Carpet	1460	1 unit	681.05	681.05	681.05	681.05	Complete
	Kitchen cabinet/counter replacement	1460	1 unit	750.00	750.00	750.00	750.00	Complete
	Roof repair/replacement and decking	1460	2 bldgs	0.00	0.00	0.00	0.00	To CFF 2006-502
	Subfloor repairs	1460	1 unit	1,727.00	1,727.00	1,727.00	1,727.00	Complete
	HVAC replacement	1460	2 units	4,203.46	4,203.46	4,203.46	4,203.46	Complete
	Softie repair/replacement	1460	as needed	0.00	0.00	0.00	0.00	deferred to future grant
	Repair/Replace screen doors/hardware (security)	1460	21 doors	3,968.97	3,968.97	3,968.97	3,968.97	Complete
	Paint entrance doors	1460	10 each	0.00	0.00	0.00	0.00	deferred to future grant
	Appliance Replacement - refrigerator=12/ranges=3	1465	15	5,540.50	5,540.50	5,540.50	5,540.50	Complete
	Replace VCT @ Rental Office	1470	as needed	0.00	0.00	0.00	0.00	deferred to future grant
Physical Needs				\$25,579.98	\$25,579.98	\$25,579.98	\$25,579.98	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages
PHA Name: Housing Authority of the City of Decatur, Georgia
Grant Type and Number: GA06FP0150106
Capital Fund Program Grant No.: GA06FP0150106
Replacement Housing Factor Grant No.:
FFY of Grant Approval: 2006
Date of CFFP:
Federal FY of Grant: 2006

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA 011-2	Playground Site Improvements	1450	as needed	0.00	0.00	0.00	0.00	to CFP 2006-502
	General site work/improvements	1450	as needed	6,392.21	6,392.21	6,392.21	6,392.21	complete
	Concrete repair - walks, curbs, steps, etc	1450	as needed	2,985.00	2,985.00	2,985.00	2,985.00	complete
Swanton	Erosion control/sod installation	1450	as needed	0.00	0.00	0.00	0.00	deferred to future grant
Heights	Tree pruning & landscaping	1450	as needed	1,680.00	1,680.00	1,680.00	1,680.00	Emergency - complete
Apartments	Window replacements (energy conservation)	1460	35 units	132,299.60	132,299.60	132,299.60	132,299.60	complete
	Door replacements (energy conservation)	1460	6 units	0.00	0.00	0.00	0.00	to be scheduled
	Caulk window/doors (energy conservation)	1460	as needed	0.00	0.00	0.00	0.00	deferred to future grant
	Bathroom vanities	1460	32 vanities	13,120.00	13,120.00	13,120.00	13,120.00	complete
	Tub liner or surround replacement	1460	4 each	0.00	0.00	0.00	0.00	to CFP 2006-502
	Re-tile entire apartment unit/repair subfloor	1460	7 units	19,317.94	19,317.94	19,317.94	19,317.94	complete
	Cycle Painting	1460	5 units	0.00	0.00	0.00	0.00	deferred to future grant
	Re-roofing/repair	1460	12 Bldgs	1,200.00	1,200.00	1,200.00	1,200.00	complete
	Unit Conversion	1460	4 units	97,462.40	97,462.40	97,462.40	97,462.40	complete
	HVAC replacement	1460	1 unit	1,009.00	1,009.00	1,009.00	1,009.00	complete
	Replace Carpet - elderly units (504 compliance)	1460	3 units	0.00	0.00	0.00	0.00	to CFP 2006-502
	Electric Conversion	1460	4 units	1,242.94	1,242.94	1,242.94	1,242.94	Work Complete
	Floor Repairs	1460	6 units	6,710.00	6,710.00	6,710.00	6,710.00	Work Complete
	Exterior Maintenance/Upgrades	1460	3 Bldgs	710.89	710.89	710.89	710.89	Work Complete
	Appliance Replacement	1465	4 units	0.00	0.00	0.00	0.00	deferred to future grant
	Community Center Upgrades	1470	1 unit	4,691.66	4,691.66	4,691.66	4,691.66	complete
	Dumpster replacement	1475	2 each	0.00	0.00	0.00	0.00	to operating budget
Physical Needs				\$288,821.64	\$288,821.64	\$288,821.64	\$288,821.64	
Physical Needs								
				AWT & SH SubTotal	\$314,401.62	\$314,401.62	\$314,401.62	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Date of CFFP:		Federal FY of Grant: 2008 FFY of Grant Approval: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
GA 011-2				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Operations	Transfer to Operating	1406	AWT/SH	46,000.00	46,000.00	46,000.00	46,000.00
	subtotal			\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00
Management Improvements	Community Policing/City of Decatur	1408	As needed	2,477.40	2,477.40	2,477.40	2,477.40
	Preventive Maintenance / Inspection	1408	As needed	8,448.12	8,448.12	8,448.12	8,448.12
	Office / Maintenance Equipment	1408	As needed	499.98	499.98	499.98	499.98
	subtotal			\$11,425.50	\$11,425.50	\$11,425.50	\$11,425.50
Administration	Salaries/Fringe	1410	6 people	46,546.90	46,546.90	46,546.90	46,546.90
	Miscellaneous Expense	1410	As needed	553.10	553.10	553.10	553.10
	subtotal			\$47,100.00	\$47,100.00	\$47,100.00	\$47,100.00
Fees & Costs	A&E Contract Assistance & Inspection	1430	as needed	52,073.88	52,073.88	52,073.88	13,492.22
	subtotal			\$52,073.88	\$52,073.88	\$52,073.88	\$13,492.22
Collateralization				\$0.00	\$0.00	\$0.00	\$0.00
	PHA Wide Total			\$156,599.38	\$156,599.38	\$156,599.38	\$118,017.72
	Grand Total			\$471,001.00	\$471,001.00	\$471,001.00	\$432,419.34

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part I: Summary
PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number GA06P01150107
 Capital Fund Program Grant No: 2007
 Replacement Housing Factor Grant No: FFY of Grant Approval: 2007
 Date of CFFP:

Line	Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³			1,790.69	0.00	0.00	0.00
3	1408 Management Improvements			23,106.20	20,643.47	20,643.47	20,643.47
4	1410 Administration (may not exceed 10% of line 21)			48,040.00	48,040.00	48,040.00	48,040.00
5	1411 Audit			0.00	0.00	0.00	0.00
6	1415 Liquidated Damages			0.00	0.00	0.00	0.00
7	1430 Fees and Costs			5,000.00	37,175.65	2,900.65	2,900.65
8	1440 Site Acquisition			0.00	0.00	0.00	0.00
9	1450 Site Improvement			58,500.00	12,245.00	12,245.00	12,245.00
10	1460 Dwelling Structures			76,244.11	77,499.88	77,499.88	77,499.88
11	1465.1 Dwelling Equipment - Nonexpendable			9,500.00	9,538.00	9,538.00	9,538.00
12	1470 Non-dwelling Structures			0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment			0.00	0.00	0.00	0.00
14	1485 Demolition			180,000.00	233,510.00	190.00	190.00
15	1492 - Moving to Work Demonstration			0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs			75,000.00	41,750.00	7,160.24	7,160.24
17	1499 Development Activities ⁴			0.00	0.00	0.00	0.00

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

Part I: Summary

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number GA06P01150107
 Capital Fund Program Grant No: 2007
 Replacement Housing Factor Grant No: FFY of Grant Approval: 2007
 Date of CFFP:

Line	Description	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	3,221.00	0.00	0.00	0.00
18ba	9000 Collateralization or Deb Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	480,402.00	480,402.00	178,217.24	178,217.24
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	681.05	2,043.60	2,043.60	2,043.60
23	Amount of line 20 Related to Security - Soft Costs	3,500.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	4,000.00	860.00	860.00	860.00
25	Amount of line 20 Related to Energy Conservation Measures	16,000.00	2,813.08	2,813.08	2,813.08
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		9/25/09			

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

Part II: Supporting Pages
PHA Name: Housing Authority of the City of Decatur, Georgia
Grant Type and Number: GA06P01150107
Federal FY of Grant: 2007
FFY of Grant Approval: 2007

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA 011-1	General Site work / Improvements	1450	as needed	4,000.00	1,650.00	1,650.00	1,650.00	complete
	Playground Site Repairs	1450	as needed	600.00	2,350.00	2,350.00	2,350.00	complete
	Tree pruning & landscaping upgrades	1450	as needed	0.00	2,840.00	2,840.00	2,840.00	complete
	Erosion control / Sod replacement	1450	as needed	1,000.00	0.00	0.00	0.00	deferred
	Concrete repair - walks, curbs, steps, etc	1450	as needed	3,000.00	0.00	0.00	0.00	deferred
	Replacement/conversion of units (CF Bond Issue)	1460	1	4,200.00	0.00	0.00	0.00	deferred
	Repair Roof	1460	12 Bldgs	5,000.00	3,515.00	3,515.00	3,515.00	complete
	Tub liners/surround replacement	1460	5 units	0.00	0.00	0.00	0.00	deferred
	Re-tile floors in entire unit	1460	2 units	1,000.00	0.00	0.00	0.00	deferred
	Kitchen cabinet/counter replacement	1460	1 unit	4,000.00	750.00	750.00	750.00	complete
	Repair/Replace screen doors/hardware (security)	1460	19 doors	4,000.00	860.00	860.00	860.00	complete
	Paint entrance doors	1460	5 each	1,500.00	0.00	0.00	0.00	complete
	Energy Efficient Improvements (water)	1460	as needed	5,000.00	0.00	0.00	0.00	deferred
	Repair/Replace HVAC	1460	4 units	2,552.54	3,177.54	3,177.54	3,177.54	complete
	Repair/Replace Carpet	1460	5 units	2,573.00	3,254.05	3,254.05	3,254.05	complete
	Exterior Maintenance & Upgrade	1460	7 Bldgs	0.00	1,750.00	1,750.00	1,750.00	emergency/complete
	Plumbing/Repairs to broken sewer pipe	1460	See Note C	0.00	4,175.00	4,175.00	4,175.00	emergency/complete
	Repair/Replace Stairs/railings	1460	1 Bldg	465.11	465.11	465.11	465.11	emergency/complete
	Appliances (Refrigerators)	1465	16	4,500.00	5,585.80	5,585.80	5,585.80	complete
	Maintenance Truck	1475	1	0.00	0.00	0.00	0.00	to op. budget
	Dumpster	1475	2	0.00	0.00	0.00	0.00	to op. budget
	Demolition	1485	as needed	180,000.00	233,510.00	190.00	190.00	See NOTES
	Relocation	1495.1	as needed	75,000.00	41,750.00	7,160.24	7,160.24	See NOTES
	Physical Needs			AWT Total	AWT Total	AWT Total	AWT Total	
					\$298,390.85	\$305,632.50	\$37,722.74	\$37,722.74

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: CFFP (Yes/No)

GA06P01150107

Date of CFFP:

Federal FY of Grant: 2007
FFY of Grant Approval: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA 011-2	Playground Site Improvements	1450	as needed	2,400.00	585.00	585.00	585.00	complete
	General site work/improvements	1450	as needed	3,000.00	4,050.00	4,050.00	4,050.00	complete
Swanton	Concrete repair - walks, curbs, steps, etc	1450	as needed	2,000.00	0.00	0.00	0.00	deferred
	Erosion control/sod installation	1450	as needed	2,000.00	0.00	0.00	0.00	deferred
Apartments	Tree pruning & landscaping upgrades	1450	as needed	3,500.00	770.00	770.00	770.00	complete
	Sealcoat & Repair Asphalt	1450	as needed	22,000.00	0.00	0.00	0.00	ARRA grant
	Mailbox facility	1450	as needed	15,000.00	0.00	0.00	0.00	deferred
	Energy Efficient Improvements (water)	1460	97 units	9,000.00	2,813.08	2,813.08	2,813.08	complete
	Window repairs	1460	8 units	0.00	0.00	0.00	0.00	deferred
	Door replacements (energy conservation)	1460	4 each	2,000.00	0.00	0.00	0.00	deferred
	Replace HVAC	1460	1 unit	3,800.00	3,800.00	3,800.00	3,800.00	complete
	Bathroom vanities	1460	50 units	4,226.46	19,750.00	19,750.00	19,750.00	complete
	Subfloor repairs	1460	3 units	0.00	0.00	0.00	0.00	deferred
	Re-tile entire apartment unit	1460	6 units	11,000.00	11,192.00	11,192.00	11,192.00	complete
	Re-roofing/repair	1460	2 bldgs	5,000.00	0.00	0.00	0.00	deferred
	Replace Carpet - elderly units (504 compliance)	1460	3 units	681.05	2,043.60	2,043.60	2,043.60	complete
	Repair/Replace Stairs/railings	1460	See Note F	6,400.00	9,900.00	9,900.00	9,900.00	emergency/complete
	Unit Conversion	1460	1 unit	0.00	6,040.50	6,040.50	6,040.50	complete
	Kitchen cabinet/counter replacement	1460	5 units	3,845.95	4,014.00	4,014.00	4,014.00	complete
	Appliances (refrigerators = 9/range=1)	1465	10	5,000.00	3,952.20	3,952.20	3,952.20	complete
	Dumpster	1475	1 each	0.00	0.00	0.00	0.00	to op budget
Physical Needs					\$100,853.46	\$68,910.38	\$68,910.38	
Physical Needs								
Physical Needs				AWT & SH SubTotal	\$399,244.11	\$374,542.88	\$106,633.12	\$106,633.12

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

Part II: Supporting Pages	Grant Type and Number	Capital Fund Program Grant No: GA06P01150107 Replacement Housing Factor Grant No: Date of CFFP: CFFP (Yes /No)
PHA Name: Housing Authority of the City of Decatur, Georgia		Federal FY of Grant: 2007 FFY of Grant Approval: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Transfer to Operating	1406	AWT/SH	1,790.69	0.00	0.00	0.00	Re-allocated
				\$1,790.69	\$0.00	\$0.00	\$0.00	
	subtotal							
Management	Community Policing/City of Decatur	1408	As needed	3,500.00	0.00	0.00	0.00	See Notes
	Preventive Maintenance / Inspection	1408	As needed	11,900.00	11,899.99	11,899.99	11,899.99	Complete
	Training (soft costs)	1408	As needed	5,000.00	3,762.28	3,762.28	3,762.28	Complete
	Operational Improvements/System Updates	1408	As needed	2,706.20	4,981.20	4,981.20	4,981.20	Complete
	subtotal			\$23,106.20	\$20,643.47	\$20,643.47	\$20,643.47	
Administration	Salaries/Fringe	1410	6 people	47,440.00	47,360.71	47,360.71	47,360.71	Complete
	Miscellaneous Expense	1410	As needed	600.00	679.29	679.29	679.29	Complete
	subtotal			\$48,040.00	\$48,040.00	\$48,040.00	\$48,040.00	
Fees & Costs	A&E Contract Assistance & Inspection	1430	as needed	5,000.00	32,175.65	30.00	30.00	Under Review/Progress
	Testing	1430	as needed	0.00	5,000.00	2,870.65	2,870.65	In progress
	subtotal			\$5,000.00	\$37,175.65	\$2,900.65	\$2,900.65	
Collateralization	Collateralization	A	1501	3,221.00	0.00	0.00	0.00	Re-allocated
	subtotal			\$3,221.00	\$0.00	\$0.00	\$0.00	
	PHA Wide Total			\$81,157.89	\$105,859.12	\$71,584.12	\$71,584.12	
	Grand Total			\$480,402.00	\$480,402.00	\$178,217.24	\$178,217.24	

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²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA09F01150107
 Replacement Housing Factor Grant No: 2007

Date of CFFP:

FFY of Grant Approval: 2007

Status of Work

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NOTES:								
	1 As of 06/30/09 Disbursed by e-LOCCS =			178,217.24				
	Adjustments:							
	Expended per P&E @ 06/30/09			178,217.24				
A	The Housing Authority is currently preparing for demolition/rebuild of Allen Wilson Terrace. Because of this process the Housing Authority intends to defer several budget items in BLI 1450 & 1460 for Allen Wilson Terrace to future grants and/or incorporate these items in the demo/rebuild. The Housing Authority is still utilizing the capital fund program to address immediate needs of Allen Wilson Terrace along with concentrating on updating/maintaining Swanton Heights. Due to delays, the need for collateralization (1501) of the CF financing has also been delayed and reallocated. Additional funds have been reallocated to demolition in order to cover most of the costs of Phase I demolition.							
B	Painting of stairwell system that was replaced.							
C	Emergency work - broken/blocked sewer lines / 1 unit = \$1,575.00 ; 1 Bldg = \$2,600.00							
D	Additional work needed on unit conversion started in 2006-501 CFP. Work complete							
E	Due to short staffing, the City of Decatur Police Force is not able to provide as much patrolling services as they had in the past. Costs for services provided will be significantly lower. The excess funds have been reallocated to other BLI in 1430							
F	2 stairwells = \$7,500.00 ; railing repairs to 5 units = \$2,400.00							

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part I: Summary
PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P01150108
 Replacement Housing Factor Grant No:
 Date of CFFP:
Federal FY of Grant: 2008
FFY of Grant Approval: 2008

Line	Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/09	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³			0.00	0.00	0.00	0.00
3	1408 Management Improvements			22,485.00	6,009.84	6,009.84	524.84
4	1410 Administration (may not exceed 10% of line 21)			52,093.10	52,093.10	36,201.85	36,201.85
5	1411 Audit			0.00	0.00	0.00	0.00
6	1415 Liquidated Damages			0.00	0.00	0.00	0.00
7	1430 Fees and Costs			11,390.00	71,841.26	11,390.00	9,490.00
8	1440 Site Acquisition			0.00	0.00	0.00	0.00
9	1450 Site Improvement			14,000.00	14,000.00	0.00	0.00
10	1460 Dwelling Structures			132,662.90	95,573.80	36,701.50	35,537.50
11	1465.1 Dwelling Equipment - Nonexpendable			4,800.00	4,800.00	3,270.00	3,270.00
12	1470 Non-dwelling Structures			2,000.00	2,613.00	2,613.00	2,613.00
13	1475 Non-dwelling Equipment			0.00	0.00	0.00	0.00
14	1485 Demolition			7,500.00	0.00	0.00	0.00
15	1492 - Moving to Work Demonstration			0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs			0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴			100,000.00	100,000.00	0.00	0.00

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

Part I: Summary
PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P01150108
 Replacement Housing Factor Grant No:
 Date of CFFP:
 Federal FY of Grant: 2008
 FFY of Grant Approval: 2008

Line	Original	Revised ²	Obligated	Total Actual Cost ¹	
				Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Deb Service paid Via System of Direct Payment	174,000.00	174,000.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	520,931.00	520,931.00	96,186.19	87,637.19
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	15,485.00	15,485.00	5,485.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director:  Date: 9/25/09
 Signature of Public Housing Director: _____ Date: _____

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number: GA06P01150108
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Date of CFFP: 2008
Federal FY of Grant: 2008
FY of Grant Approval: 2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA 011-1	General Site work / Improvements	1450	as needed	4,000.00	4,000.00	0.00	0.00	in review
	Concrete repair - walks, curbs, steps, etc	1450	as needed	3,000.00	3,000.00	0.00	0.00	in review
	Paving/parking, and driveway repairs and installation	1450	as needed	0.00	0.00	0.00	0.00	deferred
Allen	Replacement of units (CF Bond Issue)	1460	1	0.00	0.00	0.00	0.00	deferred
Wilson	Cycle Interior Painting	1460	12 units	20,000.00	20,000.00	5,695.00	5,695.00	on going
Terrace	Roof repairs/replacement	1460	as needed	0.00	0.00	0.00	0.00	deferred
Apartment	Carpet Replacement	1460	1 unit	0.00	681.50	681.50	681.50	complete
	Replace tub liners	1460	1	240.00	240.00	240.00	240.00	complete
	Kitchen cabinet/counter replacement	1460	5 units	5,000.00	5,000.00	0.00	0.00	in review
	Repair/Replace screen doors/hardware (security)	1460	as needed	0.00	0.00	0.00	0.00	deferred
	Appliances (refrigerators = 3 / ranges = 3)	1465	6	2,400.00	2,400.00	2,025.00	2,025.00	in progress
	Rental Office Enhancements	1470	as needed	0.00	0.00	0.00	0.00	deferred
	Dumpster	1475	2	0.00	0.00	0.00	0.00	op budget
	Demolition of units for phased redevelopment	1485	40 units	7,500.00	0.00	0.00	0.00	in previous grant
	Development Activities	1499		100,000.00	100,000.00	0.00	0.00	in review
Physical Needs					\$142,140.00	\$135,321.50	\$8,641.50	\$8,641.50

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P01150108
 Replacement Housing Factor Grant No: CFFP (Yes/No)

Date of CFFP:

2008
 FFY of Grant Approval: 2008

Federal FY of Grant: 2008
Status of Work

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
GA 011-2	Playground Site Improvements	1450	as needed	0.00	0.00	0.00	0.00	deferred	
	General site work/improvements	1450	as needed	3,000.00	3,000.00	0.00	0.00	in review	
	Concrete repair - walks, curbs, steps, etc	1450	as needed	2,000.00	2,000.00	0.00	0.00	in review	
	Erosion control/sod installation	1450	as needed	2,000.00	2,000.00	0.00	0.00	in review	
	Tree pruning & landscaping upgrades	1450	as needed	0.00	0.00	0.00	0.00	deferred	
	Clean Storm drains	1450	as needed	0.00	0.00	0.00	0.00	in previous grant	
	Paint Entrance doors	1460	20 units	0.00	0.00	0.00	0.00	deferred	
	Replace Metal Stairs	1460	1 unit	17,100.00	861.00	861.00	861.00	in previous grant/Complete	
	Paint Metal Railings	1460	9 Bldgs	0.00	17,100.00	17,100.00	17,100.00	complete	
	Replace Screen doors/hardware (security)	1460	6 units	0.00	0.00	0.00	0.00	deferred	
	Shower Replacement	1460	as needed	0.00	0.00	0.00	0.00	deferred	
	Replace tub liner/surround	1460	1	285.00	285.00	285.00	285.00	complete	
	Replace HVAC systems	1460	3 units	8,061.80	8,061.80	3,268.00	2,104.00	in progress/review	
	Subfloor repairs	1460	2 units	8,000.00	8,000.00	1,991.00	1,991.00	in progress/review	
	Re-tile entire apartment unit	1460	4 units	16,000.00	15,318.50	0.00	0.00	in review	
	Re-roofing/repair	1460	1 bldgs	5,500.00	4,026.00	0.00	0.00	in review	
	Install Bathroom vanities	1460	11 units	0.00	0.00	0.00	0.00	in previous grant	
	Improve air infiltration	1460	as needed	0.00	0.00	0.00	0.00	deferred	
	Cycle Interior paintin/g/stan cabinets	1460	9 units	16,000.00	16,000.00	6,580.00	6,580.00	in progress/review	
	Unit Conversion	1460	1 unit	36,476.10	0.00	0.00	0.00	deferred	
	Appliances (refrigerators)	1465	3	2,400.00	2,400.00	1,245.00	1,245.00	in progress	
	Community Center Enhancements	1470	as needed	2,000.00	2,613.00	2,613.00	2,613.00	complete	
	Dumpster	1475	2	0.00	0.00	0.00	0.00	op budget	
Physical Needs					SH Total				
					\$118,822.80	\$81,665.30	\$33,943.00	\$32,779.00	
Physical Needs					AWT & SH SubTotal	\$260,962.80	\$216,986.80	\$42,584.50	\$41,420.50

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages	Grant Type and Number	
PHA Name: Housing Authority of the City of Decatur, Georgia	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	GA06P01150108
	CFPP (Yes /No)	Date of CFPP:
		Federal FY of Grant: 2008 FFY of Grant Approval: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Transfer to Operating	1406	AWT/SH	0.00	0.00	0.00	0.00	deferred
	subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
Management Improvements	Community Policing/City of Decatur	1408	As needed	15,485.00	5,485.00	5,485.00	0.00	Reduction in staff
	Preventive Maintenance / Inspection	1408	As needed	0.00	0.00	0.00	0.00	deferred
	Training (soft costs)	1408	As needed	5,000.00	0.00	0.00	0.00	deferred
	Operational Improvements/System Updates	1408	As needed	2,000.00	524.84	524.84	524.84	Complete
	subtotal			\$22,485.00	\$6,009.84	\$6,009.84	\$524.84	
Administration	Salaries/Fringe	1410	6 people	51,493.10	51,093.10	35,524.87	35,524.87	On going
	Miscellaneous Expense	1410	As needed	600.00	1,000.00	676.98	676.98	On going
	subtotal			\$52,093.10	\$52,093.10	\$36,201.85	\$36,201.85	
Fees & Costs	A&E Contract Assistance & Inspection / testing	1430	as needed	11,390.00	71,841.26	11,390.00	9,490.00	In progress
	subtotal			\$11,390.00	\$71,841.26	\$11,390.00	\$9,490.00	
Collateralization	Collateralization	9000		174,000.00	174,000.00	0.00	0.00	See Note A
	subtotal			\$174,000.00	\$174,000.00	\$0.00	\$0.00	
	PHA Wide Total			\$259,968.10	\$303,944.20	\$53,601.69	\$46,216.69	
	Grand Total			\$520,931.00	\$520,931.00	\$96,186.19	\$87,637.19	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part I: Summary

PHA Name:
 Housing Authority of the City of Decatur, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06S01150109
 Replacement Housing Factor Grant No: 2009
 Date of CFFP: FFY of Grant Approval: 2009

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 06/30/09 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

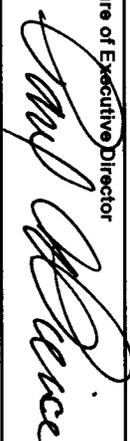
Line	Summary By Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	20,000.00	20,000.00	0.00	0.00
10	1460 Dwelling Structures	39,395.00	39,395.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 - Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	600,000.00	600,000.00	0.00	0.00

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

Part I: Summary

PHA Name: Housing Authority of the City of Decatur, Georgia

Grant Type and Number: GA06S01150109
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Date of CFFP:
 Federal FY of Grant: 2009
 FFY of Grant Approval: 2009

Line	Summary By Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	
18ba	9000 Collateralization or Deb Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 1-19)	659,395.00	659,395.00	0.00	0.00	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
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
		8/4/09				

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	CFFP (Yes/No)	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
							Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	GA06S01150109	GA 011-2									
		Operations									
							\$0.00	\$0.00	\$0.00	\$0.00	
			subtotal				\$0.00	\$0.00	\$0.00	\$0.00	
		Management Improvements									
			subtotal				\$0.00	\$0.00	\$0.00	\$0.00	
		Administration									
			subtotal				\$0.00	\$0.00	\$0.00	\$0.00	
		Fees & Costs									
			subtotal				\$0.00	\$0.00	\$0.00	\$0.00	
		Collateralization									
			subtotal				\$0.00	\$0.00	\$0.00	\$0.00	
			PHA Wide Total				\$0.00	\$0.00	\$0.00	\$0.00	
			Grand Total				\$659,395.00	\$659,395.00	\$0.00	\$0.00	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority City of Decatur, GA

Program/Activity Receiving Federal Grant Funding

Public Housing GA-011

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Paul A. Pierce	Title Director
Signature 	Date

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority City of Decatur, GA

Program/Activity Receiving Federal Grant Funding

Public Housing GA-011

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

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

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

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

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

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

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

Name of Authorized Official

Mr. Paul A. Pierce

Title

Director

Signature



Date (mm/dd/yyyy)

Standard PHA Plan PHA Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X standard Annual, ___ standard 5-Year/Annual or ___ streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority City of Decatur
PHA Name

GA-011
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2010
 Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
 Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mr. Paul A. Pierce	Executive Director
Signature	Date
x 	10/15/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing & Urban Development	7. Federal Program Name/Description: Operating Subsidy CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Mr. Paul A. Pierce Title: Director Telephone No.: 404-270-2101 Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.