

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of Senoia</u> PHA Code: <u>GA204</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2010</u>																								
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>31</u> Number of HCV units: _____																								
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																								
<b>4.0</b>	<b>PHA Consortia</b> <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 style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">Participating PHAs</th> <th style="width: 25%;">Participating PHAs</th> <th style="width: 25%;">Participating PHAs</th> <th colspan="2" style="width: 15%;">Participating PHAs</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td>PHA 1:</td> <td>PHA 1:</td> <td>PHA 1:</td> <td>PHA 1:</td> <td>PHA 1:</td> </tr> <tr> <td>PHA 2:</td> <td>PHA 2:</td> <td>PHA 2:</td> <td>PHA 2:</td> <td>PHA 2:</td> <td>PHA 2:</td> </tr> <tr> <td>PHA 3:</td> <td>PHA 3:</td> <td>PHA 3:</td> <td>PHA 3:</td> <td>PHA 3:</td> <td>PHA 3:</td> </tr> </tbody> </table>	Participating PHAs		PHA 1:	PHA 2:	PHA 3:																			
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																								
<b>5.1</b>	<b>Mission.</b> 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: <b>It is the mission for The Housing Authority of Senoia is to provide and maintain decent, safe, sanitary and economically affordable housing. To serve as a resource to residents and the community by working in harmony with various civic and community organizations that promotes and encourages efforts towards self-sufficiency and improved living standards</b>																								
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  PHA Goal #1-Improve the next REAC Inspection Score by reducing Health and Safety Deductions Objectives: <ol style="list-style-type: none"> <li>1. Implement comprehensive Preventive Maintenance Program</li> <li>2. Encourage residents to be involved in the decision making process</li> </ol> PHA Goal #2 – Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families. Objectives: <ol style="list-style-type: none"> <li>1. Update Occupancy and Leasing Documents-The Authority will update ACOP, Dwelling Lease, Rules and Regulations as needed and ensure that all residents understand what is required of them and what services the Authority will provide.</li> <li>2. Lease Enforcement – The Authority will ensure that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent and a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity.</li> <li>3. Curb Appeal and Maintenance-The Authority will ensure that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times.</li> </ol> PHA Goal #3 – Investigate redevelopment alternatives, identify professional support and quantify sources of funding. Objectives: <ol style="list-style-type: none"> <li>1. The Authority will acquire and or develop new affordable housing resources.</li> <li>2. The Authority will partner with City, Community Development Corporations and or/developers to create additional affordable housing resources and or identify financial resources for affordable housing use.</li> </ol>																								

**PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: **Sections: 5.2; 8.0; 9.0; 10 & 11.**
- (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. **The Plan will be available at the Housing Authority’s Adm. Office located at 57 Middle St., Senoia, GA . The members of the Advisory Board will be given a copy of the Five-Year Plan.**

**PHA Policies Governing Eligibility, Selection, and Admissions (see ACOP)**

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

**1. Public Housing**

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

**(1) Eligibility – The Housing Authority of Senoia verifies eligibility for admission when families are within a certain number of being offered a unit. (Top 5) The Authority screen all applicants for criminal or drug-related activity, rental history and housekeeping to establish eligibility for admission**

**(2) Waiting List Organization – The Housing Authority utilize a community-wide waiting list. When the waiting is open a applicant will call the office and applications are mailed.**

**(3) Assignment – All applicants are given one vacant unit choice before they fall to the bottom of or are removed from the waiting list.**

**(4) Admissions Preferences – The Housing Authority do not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income. Transfers will be given precedence over new admissions**

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

The Housing Authority of Senoia anticipates the following Financial Resources: Rental Income \$44,513 Public Housing Operating Fund-\$69,980; Public Housing Capital Fund-\$47,203.00. . The total funds anticipated are \$161,696. The funds listed above will be used to support the daily operations of the Authority to include Administration and Maintenance functions of the Authority.

**3. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

**(1) Income Based Rent Policies**

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

The Housing Authority will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent. The Authority will charge a minimum rent of \$50. The Authority will give consideration for verified hardships.

Between income reexaminations, the tenants must report changes in income or family composition to the PHA such that the changes result in an adjustment to rent any time the family experiences an income increase.

The Authority will utilize Flat Rents determined by a market comparability study which will be completed by a consultant.

**4. Operations and Management**

[24 CFR Part 903.7 9 (e)]

The Housing Authority of Senoia has a management contract with the Housing Authority of Newnan. The Executive Director, Sandra M. Strozier oversees all operations of the Authority. The Housing Management is performed by the Area Manager and all maintenance is performed by the maintenance staff of the Housing Authority of Newnan.

The Housing Authority of Senoia has 31 Public Housing Units and anticipates approximately (5) turnovers for the coming year.

**Management and Maintenance Policies**

**6.0** The Housing will followed established Standard Operating Procedures that govern Management, Maintenance, pest control and all operation of the Authority.

**5. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

All grievances shall be heard by the Housing Authority’s Hearing Officer appointed to hear such matters. The Hearing Officer is empowered to rule on the grievance in the manner and in accordance with the time frames which are set forth in the Policy. Prior to initiating a formal grievance, the resident must seek to have the grievance resolved informally. The complaint must be in writing and submitted to the Administrative Office within ten (10) days from the date when the grievance arose. The informal discussion must be held within seven (7) days and there must be an attempt to resolve the complaint without a formal hearing. A summary of the discussion shall be prepared by the Authority within ten (10) days after the discussion. If the resident disagrees with the decision of the informal discussion the resident can file a request for a Grievance Hearing. The resident shall be entitled to a fair and private hearing and may be represented by legal counsel or another person chosen as a representative. At the hearing the resident should show why the Authority’s proposed action is improper. The burden of proof will then be on the Authority to justify the action or inaction proposed by it. The decision of the Hearing Officer shall be based solely and exclusively upon the facts and documents presented at the hearing. The decision shall be issued in writing within ten (10) calendar days after the hearing. The decision of the Hearing Officer shall be binding upon the parties unless such decision violated Federal Regulations or the Grievance Policy. Should this be the case the decision will be amended. The Final Decision can be appealed to the Executive Director within seven day. The Executive Director will issue a written decision within a reasonable period after consideration of the appeal.

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

[24 CFR Part 903.7 9 (i)]

The Housing Authority does not have Public Housing units designated for Elderly Families or Families with disabilities. The Authority does not plan to apply for and occupancy designation.

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

[24 CFR Part 903.7 9 (l)]

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

- 1) The Housing Authority does not have any programs relating to services and amenities provided or offered to all families.
- 2) The Housing Authority does not have any policies or programs for the enhancement of the economic and social self-sufficiency of the residents.
- 3) The Housing Authority will comply with the requirements of community service regulations.

**8. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

The Housing Authority will institute measures to ensure the safety of all residents. Management has observed low level of crime and vandalism on the property. All incidents are reported to the Authority by residents and police reports. The Authority has established a relationship with the local police department they provide incident reports on a regular basis. The Authority provides activities for the youth and adults to encourage resident interaction.

**9. Pets – Housing Authority residents who desire to keep a pet may only do so in strict accordance with the procedures described in the Pet Policy. Residents are permitted to keep only common household pets excluding: Birds of Prey, overly aggressive cats, fighting dogs, vicious dogs. Residents must have a Pet Permit before housing any pet in a Authority apartment. The resident must pay an application fee and deposit and comply with all rules and regulation related to all pets.**

**10. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

The Housing Authority certifies that it will carry out the public housing program of the agency 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 and will affirmatively further fair housing.—see Attachment

**11. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

The Housing Authority has a audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). The Audit was submitted to HUD and there were no Audit findings.

**12. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

The Authority plans to engage in activities that will contribute to the long-term asset management of its public housing stock. The Authority conducted a comprehensive stock assessment to determine the rehabilitation needs of the Authority. The Authority will prioritize all rehabilitation needs and complete required work as funds become available.

**13. Violence Against Women Act (VAWA) – See Attachment**

The mission of the Housing Authority of Union City is to provide a safe environment for women and their children free from domestic violence. The

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6.0	<p><b>13. Violence Against Women Act (VAWA)</b></p> <p>The mission of the Housing Authority of Senoia is to provide a safe environment for women and their children free from domestic violence. To promote emergency and short term transitional housing, economic opportunity and a suitable living environment free from discrimination and abuse.</p> <p>The objectives will be accomplished by establishing a partnership with local Community Agencies that provide Medical, Social Work, Counseling, Budgeting, Food, Clothing, Furniture, Life Skills, Interview skills, Job Search and Coping skills.</p> <p>The Authority will assist abused families to find suitable permanent housing and assist the family with self-sufficiency, independent of abuser.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. N/A.</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. <b>See Attachment</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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. <b>See Attachment</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</p>
9.0	<p><b>Housing Needs.</b> 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>Senoia is located in Coweta County. The county's other incorporated municipalities are Grantville, Haralson, Moreland, Sharpsburg, and Turin. Coweta County is bordered by Fulton County, in which the City of Atlanta is located. Coweta County is located in the Atlanta metropolitan statistical area (MSA). According to the Georgia Department of Industry, Trade and Tourism; Coweta County's population increased by 38% from 1990 to 1996. The 2000 Census reported Coweta's population as 89,215 which is a 65.7% change from 1990-2000. The 2003 estimated population was 101,395. The county's per capita income increased by 117% from 1980 (\$8,292) to 1994 (\$18,021). There was a 22% increase from 1994 to 2000. (\$21,949) According to 2000 Census data, the median household income for Coweta County was \$62,786. Newnan's 2000 population was 1,738 and had a median income of \$50,089.</p> <p>Approximately 46% of the households in Coweta County have incomes between 0% and 80% of the Area Median Income, thus qualifying them for public housing.</p> <p>There are 33,182 total housing units in Coweta County, of which 31,442 are occupied (95%), leaving approximately 5% vacant. Over half of the total number of housing units are owner occupied (78%). The median value of homes is \$121,700 and the median gross rent is \$628.</p> <p><b>The Housing Authority has thirty-three families on the waiting list. All of the families have incomes less than or equal to 30% of the AMI. Twenty-three families have children, two are elderly and three applicants are disabled. Of the fifty-six families, nineteen are black; fourteen are white, and no Hispanic.</b></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.**

**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.**

**(1) Strategies**

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

Select all that apply

9.1

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

Select all that apply

- Adopt rent policies to support and encourage work

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

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

Select all that apply

- Adopt rent policies to support and encourage work

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

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

- (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.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
- 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..
1. PHA Goal: Expand the supply of assisted housing –No progress noted
  2. PHA Goal: Improve the quality of assisted housing - 8 units brought back online after 5 years of vacancy
  3. PHA Goal: Enhance the attractiveness and marketability of the housing stock (new roofs, gabled porches, landscaping) and neighborhoods in order to attract working families.
    - The Housing Authority recently re-roofed seven buildings and installed seven gabled porches and did some exterior painting.
    - The Housing Authority is modernizing bathrooms/lighting as funding is available.
    - Lease Enforcement – The Authority ensures that the Lease is swiftly and strictly enforced, including but not limited to, the collection of rent and a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity.
    - Curb Appeal and Maintenance-The Authority ensures that the curb appeal of each community is maintained at an Acceptable marketable level and that routine maintenance is performed within acceptable times.
  5. PHA Goal: Investigate redevelopment alternatives, identify professional support and quantify sources of funding.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

10.0

**HUC FY2010 - 2014 Five-Year Plan.**

A "substantial deviation" or "significant amendment or modification" to HAS's FY2010 – 2014ive-Year Plan ("Five-Year Plan") is defined as substantial changes, modifications, or amendments to the Five-Year Plan that materially and significantly modify HAS's goals listed in Section B of the Five-Year Plan. A change in HAS's objectives or strategies in reaching those goals will not be considered a "substantial deviation" or "significant amendment or modification." Other than for "substantial deviation" or "significant amendment or modifications," as defined above, HUC may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board or resident consultation.

**HUC FY2010 Annual Plan.**

A "substantial deviation" or "significant amendment or modification" to HAS's FY2010 Annual Plan ("Annual Plan") is defined as substantial changes, modifications, or amendments to the Annual Plan that materially and significantly modify HAS's goals listed in Section B of the Five-Year Plan or materially and significantly modify the strategies outlined in the Annual Plan. Notwithstanding the foregoing, HAS may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by HAS and included in the FY 2010 Annual Plan and such changes shall not be considered a "substantial deviation" or a "significant amendment or modification." Specifically, HAN anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of replacement reserve funds under the Capital Fund) and such changes shall not be deemed to be a "substantial deviation or a "significant amendment or modification" to the FY 2010 Annual Plan.

**11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) – **See Attachment**
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) - **See Attachment**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) - **See Attachment**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) - **See Attachment**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) - **See Attachment**
- (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. - **See Attachment**
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) - **See Attachment**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) - **See Attachment**



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

*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  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 7-2010, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.
12. 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.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

The Housing Authority of Senoia

GA204

PHA Name

PHA Number/HA Code

x \_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup> \_\_\_\_\_

x \_\_\_\_\_ Annual PHA Plan for Fiscal Years 20<sup>10</sup> - 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 <b>Mrs. Bobbie Blandburg</b>	Title <b>Chairman of the Board</b>
Signature <i>Bobbie Blandburg</i>	Date <i>3/9/10</i>

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

The Housing Authority of Senoia  
PHA Name

GA204  
PHA Number/HA Code

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
Bobbie Blandburg	Chairman
Signature <i>Bobbie Blandburg</i>	Date 3/9/10

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of Senoia

Program/Activity Receiving Federal Grant Funding

Operating/CFP

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

Sandra Strozier

Title

Executive Director

Signature

X 

Date

3/9/10

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

The Housing Authority of Senoia

Program/Activity Receiving Federal Grant Funding  
Operating/CFP

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

Sandra Strozier

Title

Executive Director

Signature



Date (mm/dd/yyyy)

3/9/10

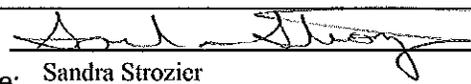
## DISCLOSURE OF LOBBYING ACTIVITIES

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.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  The Housing Authority of Senoia P.O. Box 440 Senoia, Ga 30276  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  14850  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b>  \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> 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: <u></u> Print Name: <u>Sandra Strozier</u> Title: <u>Executive Director</u> Telephone No.: <u>770-599-6442</u> Date: <u>3/9/12</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

**THE HOUSING AUTHORITY OF SENOIA  
P.O. BOX 440  
SENOIA, GA 30276**

March 4, 2010

Minutes of a Special Meeting held for the purpose of the Resident Advisory Board to review the FY2010 PHA 5-Year Annual Plan for The Housing Authority of Senoia.

The Housing Authority of Senoia Resident Advisory Board met at the Administrative Office located at 57 Middle Street on March 3<sup>rd</sup>, 2010 at 10:00 a.m..

The meeting was called to order by Kari Chapman, P.H.M.

Present were as follows:                   Kari Chapman, P.H.M.  
  Martha McGill  
  Nancy Mauldin  
  Hannah Amey

Absent were as follows:                   Tony Parham  
  Jack Keith

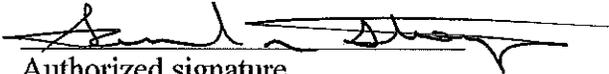
Kari Chapman opened the meeting by thanking those present for their service and time as a Resident Advisory Board Member. The Housing Authority's mission statement was read and it was discussed that our primary goal has always been to provide safe, sanitary and decent housing.

Mrs. Chapman went through the FY2010 PHA 5 Year and Annual Plan page by page explaining our upcoming goals. All units have been back online for some time now and it was explained that our primary goal is to have all units updated to the standards of those on the Ray Street project. First and foremost, The Housing Authority needs to address erosion and concrete problem areas that were cited by HUD. Another goal in these upcoming years is major bathroom renovation. This includes showers, vanities, and energy saving toilets. Ms. Chapman also stated that The Housing Authority of Senoia would like to replace units that still have gas hot water heaters to safer, more energy efficient electric.

At this time the meeting was turned over to the residents for questions, concerns or comments. Ms. Martha McGill stated that she really likes the idea of changing out the hot water heaters to electric, but also stated she would like for the gas ranges to be

changed out so units would be all electric. Ms. McGill voiced concern over the criminal background checks on incoming residents. Ms. Chapman stated that the background checks used to be done through the Coweta County Sheriffs Department, but they are now done through the Newnan Housing Authority. The only information given to the Senoia Housing Authority is approved or denied. Ms. Chapman will be looking into getting a more detailed report so she can actually see prior convictions. Ms. Hannah Amey asked if front porches could be screened in or not. Ms. Chapman stated that they could not at this time, as we have worked hard at getting units to look more attractive and uniform.

There were no further comments or concerns and the meeting was dismissed at 10:30 a.m.

 \_\_\_\_\_  
Authorized signature

3/4/10  
Date

**PHA 5-Year and Annual Plan – Housing Authority of Senoia**

Section 11.0

(g) Challenged Elements – The Housing Authority of Senoia do not have any Challenged Elements.

A handwritten signature in black ink, appearing to read "Sandra M. Strozier", with a long horizontal line extending to the right from the end of the signature.

Sandra M. Strozier, Executive Director

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant 2010</b>	
PHA Name: Housing Authority of Senoia		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: GA06P204501-10 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: )		
			Total Estimated Cost	Total Actual Cost <sup>1</sup>	
	Summary by Development Account		Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFFP Funds		\$0		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$2,500		
3	1408 Management Improvements		\$0		
4	1410 Administration (may not exceed 10% of line 21)		\$0		
5	1411 Audit		\$0		
6	1415 Liquidated Damages		\$0		
7	1430 Fees and Costs		\$2,500		
8	1440 Site Acquisition		\$0		
9	1450 Site Improvement		\$5,000		
10	1460 Dwelling Structures		\$37,203		
11	1465.1 Dwelling Equipment—Nonexpendable		\$0		
12	1470 Non-dwelling Structures		\$0		
13	1475 Non-dwelling Equipment		\$0		
14	1485 Demolition		\$0		
15	1492 Moving to Work Demonstration		\$0		
16	1495.1 Relocation Costs		\$0		
17	1499 Development Activities <sup>4</sup>		\$0		

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

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: Housing Authority of Senoia	Grant Type and Number Capital Fund Program Grant No: GA06F204501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	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 <sup>1</sup>	
				Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)			\$47,203			
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director \_\_\_\_\_ Date 7/12/10 Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

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







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> Housing Authority of Senoia		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P204501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FY of Grant: 2009</b> <b>FY of Grant Approval:</b>	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Original	Revised Annual Statement (revision no: )		Total Actual Cost <sup>1</sup>
				Total Estimated Cost <sup>2</sup>	Final Performance and Evaluation Report	
1	Total non-CFP Funds		\$0			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$2,500		\$0	\$0
3	1408 Management Improvements		\$0			
4	1410 Administration (may not exceed 10% of line 21)		\$0			
5	1411 Audit		\$0			
6	1415 Liquidated Damages		\$0			
7	1430 Fees and Costs		\$2,500		\$0	\$0
8	1440 Site Acquisition		\$0			
9	1450 Site Improvement		\$0			
10	1460 Dwelling Structures		\$42,203		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable		\$0			
12	1470 Non-dwelling Structures		\$0			
13	1475 Non-dwelling Equipment		\$0			
14	1485 Demolition		\$0			
15	1492 Moving to Work Demonstration		\$0			
16	1495.1 Relocation Costs		\$0			
17	1499 Development Activities <sup>4</sup>		\$0			

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

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Housing Authority of Senoia	Grant Type and Number Capital Fund Program Grant No: GA06P204501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

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

Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$47,203			\$0	\$0	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		4/12/10					

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







**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Part I: Summary**

PHA Name/Number: Housing Authority of Senoia GA204		Locality (City/County & State) Senoia, Coweta, GA			X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part I: Summary (Continuation)

PHA Name/Number - Housing Authority of Union City - GA204	Locality (City/county & State) Senoia, Coweta, GA		X Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
GA 204/PHA Wide	Annual Statement	Operations	Operations	Operations	Operations
GA 204/PHA Wide		Clerk of Works/Consultant Fees/A/E Fees			
GA 204/PHA Wide		Landscape/Erosion Control	Landscape/Erosion Control	Landscape/Erosion Control	Landscape/Erosion Control
GA 204/PHA Wide		Exterior painting & shutters			
GA 204/PHA Wide		Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing	Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing	Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing	Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing
GA 204/PHA Wide		Concrete repair/tree/limb removal	Concrete repair/tree/limb removal	Concrete repair/tree/limb removal	Concrete repair/tree/limb removal
GA 204/PHA Wide		Replace gas hot water heater to electric			

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year 2			Work Statement for Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	Operations		\$ 2,500	Operations		\$ 2,500
	Clerk of Works/Consultant Fees/A/E Fees	1	\$ 2,500	Clerk of Works/Consultant Fees/A/E Fees		\$ 2,500
Statement	Landscape/Erosion Control/concrete repair/tree limb removal	1	\$ 1,500	Landscape/Erosion Control/concrete repair/tree limb removal		\$ 1,500
	columns, exterior paint shutters	1	\$ 2,500	columns, exterior paint shutters		\$ 2,500
	Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing/replace hot water heaters to electric	5	\$38,203	Substantial Renovation Kitchen, Bathrooms, all doors, flooring, walls, ceilings, plumbing/replace hot water heaters to electric		\$38,203
	<b>Total</b>		\$47,203			\$47,203



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

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