

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

Housing Authority of Savannah

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2004

PHA Plan Agency Identification

PHA Name: Housing Authority of Savannah

PHA Number: GA002

PHA Fiscal Year Beginning: 04/01/2004

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA (**200 East Broad Street, Savannah, GA**)
- PHA development management offices (**all management offices**)
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (**www.savannahpha.com**)
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:

- Main business office of the PHA (**200 East Broad Street, Savannah, GA**)
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
To effectively and efficiently address the housing needs of Savannah's low income population while focusing on the educational, job training and economic self-sufficiency needs of the residents of public housing neighborhoods and the Section 8 Program.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
Apply for any additional vouchers should they become available through 3/31/05.
 - Reduce public housing vacancies:
Reduce public housing vacancy rate to 3% by 3/31/02 and maintain this rate through 3/31/05.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
Attain Public Housing Assessment System score of 90% (“high performer”) by 3/31/02 and maintain score through 3/31/05.
 - Improve voucher management: (SEMAP score)
Attain Section 8 Management Assessment Program score of 90% (“high performer”) by 3/31/01 and maintain score through 3/31/05.
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
Modernize 567 public housing units through 3/31/05.
 - Demolish or dispose of obsolete public housing:
Demolish 72 buildings (315 units) located in Garden Homes and Garden Homes Annex.
 - Provide replacement public housing:
Construct 315 units of replacement housing consisting of multifamily units, single family units and scattered site housing.
 - Provide replacement vouchers:
During modernization, residents of Garden Homes and Garden Homes Annex will be relocated to other public housing neighborhoods. If vacancies are not available, residents will be provided replacement vouchers.
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.

- Conduct outreach efforts to potential voucher landlords:
Provide program information through outreach efforts to 50 potential landlords annually; bringing 10% of those on as new landlords under the Section 8 Program.
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
Develop and implement site-based waiting lists for all public housing neighborhoods by 3/31/01.
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
Increase the number of working families from 49% to 65% by 3/31/05.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
Continue collaborative relationship with the Savannah Chatham Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
Provide drug, alcohol, and/or crisis intervention counseling to 400 public housing families annually.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

Increase the number and percentage of employed persons in assisted families:
Increase the percentage of families with employed family members from 49% to 65% by 3/31/05.

Provide or attract supportive services to improve assistance recipients' employability:
Execute Memorandum of Understanding with Chatham County Department of Family and Children Services by 3/31/01.

Execute Memorandum of Understanding with Certified Workforce by 6/30/00.

Execute Memorandum of Understanding with Job Search Assistance Center (JSAC) by 3/31/01.

Identify and provide training to local community resources on the requirements of the Quality Housing and Work Responsibility Act and the specific types of supportive services needed that their agency can provide by 3/31/01.

Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Identify and provide training to local community resources on the requirements of the Quality Housing and Work Responsibility Act and discuss the specific types of supportive services needed that their agency can provide by 3/31/01.

Renew contract for Senior Companion Program with Senior Citizens, Inc. by 3/31/01.

Negotiate contract with the Economic Opportunity Authority for Retired Services Volunteer Program (RSVP) for homebound families by 3/31/01.

Negotiate with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. by 3/31/01.

Identify local community resources that will provide training, job opportunities and supportive services to the elderly and families with disabilities by 3/31/02.



Other: (list below)

Increase the number of active participants in the Section 8 Family Self-Sufficiency Program by 10 participants annually through 3/31/05.

Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 3/31/05.

Develop and implement a Family Self-Sufficiency Program for public housing by 3/31/02.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans



PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:



Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:

Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.



Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.



Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Increase the number of handicapped units by 32 and the number of hearing-impaired units by 12 through modernization by 3/31/05.



Other: (list below)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of Savannah's Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the Authority for Fiscal Year 2004 (April 1, 2004 – March 31, 2005). The plan was developed in compliance with related regulations and in consultation with a Resident Advisory Board comprised of Housing Authority residents and Section 8 Program representatives.

In the Fiscal Year 2004, the Housing Authority of Savannah will continue to utilize current programs and resources to improve the quality of life of its residents, as well as implement new programs and services to address specific needs presented by the Resident Advisory Board.

The Housing Authority has continued to focus its efforts and resources on improving the quality of its housing stock, not only increasing the pride of existing residents, but also increasing the marketability of units to higher income residents.

The HOPE VI Revitalization Grant for Garden Homes Estate and Garden Homes Annex is enabling the Housing Authority to revitalize an entire community, providing residents the opportunity to achieve economic self-sufficiency and to become first time homebuyers. Construction of the "Ashley Oaks at Midtown" is expected to be complete by the end of 2005. The Housing Authority is preparing demolition applications for Fellwood Homes, Fellwood Annex and Francis Bartow Place to be submitted to HUD.

In addition to improving the appearance and availability of housing, the Housing Authority of Savannah continues to provide services to enable residents to improve their quality of life.

The newly constructed Neighborhood Resource Center opened in November 2003. The building will house the Public Housing Drug Elimination Program, Resident Services Department, the HOPE VI Program, and Senior Citizens, Inc.'s Meals on Wheels kitchen that serves the whole community. The Housing Authority of Savannah is proud of this state of the art facility, which will provide our residents with a place to receive training and work together toward self-sufficiency.

By working with our residents and analyzing the results of the HUD Resident Survey, the Housing Authority will work to improve services to residents and continue to provide safe, affordable housing to those in need.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	7
ii. Table of Contents	9
1. Housing Needs	13
2. Financial Resources	20
3. Policies on Eligibility, Selection and Admissions	22
4. Rent Determination Policies	32
5. Operations and Management Policies	37
6. Grievance Procedures	38
7. Capital Improvement Needs	39
8. Demolition and Disposition	41
9. Designation of Housing	43
10. Conversions of Public Housing	44
11. Homeownership	45
12. Community Service Programs	48
13. Crime and Safety	54
14. Pets	56
15. Civil Rights Certifications (included with PHA Plan Certifications)	56
16. Audit	56
17. Asset Management	57
18. Other Information	57

Attachments

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

Required Attachments:

- A.** Admissions Policy for Deconcentration (**ga002a01**)
B. FY 2004 Capital Fund Program Annual Statement (**ga002b01**)
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- C.** PHA Management Organizational Chart (**ga002c01**)
D. FY 2004 Capital Fund Program 5-Year Action Plan (**ga002d01**)

- E. Public Housing Drug Elimination Program (PHDEP) Plan (**ga002e01**)
- F. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**ga002f01**)
- Other (List below, providing each attachment name)
- G. Resident Advisory Board Membership List (**ga002g01**)
- H. Resident Membership on the Board of Commissioners (**ga002h01**)
- I. Progress in Meeting 5-Year Goals and Objectives (**ga002i01**)
- J. Deconcentration and Income Mixing (**ga002j01**)
- K. Community Service Requirements (**ga002k01**)
- L. Pet Policy (**ga002l01**)
- M. Definition of Substantial Deviation and Significant Amendment (**ga002m01**)
- N. Assessment of Demographic Changes in Public Housing Developments with Site-Based waiting lists (**ga002n01**)
- O. Section 8 PHA Vouchers Statement (**ga002o01**)
- P. Section 8 Homeownership Program Capacity Statement (**ga002p01**)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
N/A	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Community Service Requirement Plan	Annual Plan: Community Service & Self-Sufficiency
X	Pet Policy	Annual Plan: Pets
N/A	Consortium Agreement	
X	Voluntary Conversion Documentation	Annual Plan: Conversions of Public Housing
X	Income Analysis of PH Covered Developments	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Resident Survey Follow Up Plan	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7664	5	5	4	3	3	5
Income >30% but <=50% of AMI	4105	4	5	4	3	3	5
Income >50% but <80% of AMI	4793	4	4	4	2	3	4
Elderly	4312	3	4	2	2	2	2
Families with Disabilities	9211	5	5	3	5	2	2
Black (all incomes)	9670	4	4	4	2	3	4
White (all incomes)	7962	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2003-2007**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset **2002 Projections**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1131		400
Extremely low income <=30% AMI	1035	91.5%	
Very low income (>30% but <=50% AMI)	85	7.5%	
Low income (>50% but <80% AMI)	11	1%	
Families with children	840	77.4%	
Elderly families	58	5.3%	
Families with Disabilities	188	17.3%	
Black	1,105	94.3%	
White	65	5.5%	
Other	2	0.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	453	40.1%	85
2 BR	453	40.1%	121
3 BR	199	17.6%	156

Housing Needs of Families on the Waiting List			
4 BR	19	1.6%	47
5 BR	7	0.8%	10
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,394		
Extremely low income <=30% AMI	1,009	72%	
Very low income (>30% but <=50% AMI)	304	22%	
Low income (>50% but <80% AMI)	68	5%	Note: 13 exceed low income
Families with children	1,043	75%	
Elderly families	59	4%	
Families with Disabilities	103	7%	
Black	1,352	97%	
White	39	2.8%	
Other	3	.2%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 24			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Implement marketing program to attract residents to elderly units.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	6,779,600*	
b) Public Housing Capital Fund	3,094,771	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,833,652*	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization #100	10,042,498	Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rents	2,641,505	Operations
Excess Utilities	14,098	Operations
Maintenance Charges & Other	142,918	Operations
4. Other Income (list below)		
Non-Dwelling Rentals	187,325	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Investment, Public Housing	100,260	Operations
Investment, Section 8	24,793	Operations
5. Non-federal sources (list below)		
Region Board	15,000	Support Services
Total resources	35,876,420	

* 2004 Figures

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
Within 25
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

Local Law Enforcement Agency (Savannah Chatham Police Department) accesses criminal background information statewide.

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

**Housing Authority of Savannah
Leasing and Occupancy Office
555 West Bay Street
Savannah, Georgia**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? **9**

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

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

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

Other (list below)
**Housing Authority of Savannah
Leasing and Occupancy Office
555 West Bay Street
Savannah, Georgia**

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

Public speaking at various community agencies that provide services to low-income families.

Residents can obtain information from their neighborhood Housing Managers.

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

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

6) Deconcentration and Income Mixing (N/A– see attachment ga002j01)

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
(Excerpt from HAS Section 8 Administrative Plan)
[Applicants will not be admitted to the Section 8 Program if any family member has] “committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last three years prior to final eligibility determination for the first offense.”
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
Savannah Chatham Police Department accesses statewide information.
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
(Excerpt from the HAS Section 8 Administrative Plan)
“HAS will provide the following information about a program applicant and/or participant...Current address as well as current landlord information; relationship of household members; former address as well as former landlord information...”

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
Housing Authority of Savannah
Leasing and Occupancy Office
555 West Bay Street
Savannah, Georgia

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(Excerpt from the HAS Section 8 Administrative Plan)

“Extensions will be granted only if the family provides a written documented record to HAS indicating property owners contacted, units visited and the reasons why these units were unacceptable. Two extensions of thirty days each may be granted. HAS will extend the voucher term up to 180 days from the beginning of the initial term if the family needs and makes a written request for an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability, provided that such request is made prior to the expiration of the initial term of the voucher.”

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)
(Excerpt from the HAS Section 8 Administrative Plan)
“Applicants that certify that they pay more than 50% of their income towards rent and utilities will be ranked in order of lottery number before those applicants who do not claim a preference.”

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness

1 High rent burden

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

Through published notices

Other (list below)

The Housing Authority stays in close contact with agencies that serve the targeted population of special-purpose Section 8 programs, making the agencies aware of the criteria and procedures for applying for these programs.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

All changes in income other than annual raises or cost of living increases, which would result in increase or decrease in rent. All changes in family composition must be reported.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(Excerpt from the HAS Section 8 Administrative Plan)

“HAS will review the appropriateness of the payment standard annually

when the new FMR is published. In determining whether a change is needed, HAS will consider all available resources....to assure maximum housing choice for program applicants and participants.”

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **(See attachment ga002c01)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2011	400
Section 8 Vouchers	1727	206
Section 8 Certificates		
Section 8 Mod Rehab	192	32
Chatham Apartments: Single Room Occupancy:	39	10

Special Purpose Section 8 Certificates/Vouchers (list individually) Shelter Plus Care: Family Unification:	103 34	22 12
Public Housing Drug Elimination Program (PHDEP)	2011	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

ADMISSION AND CONTINUED OCCUPANCY POLICY (ACOP). Included in this policy are the Housing Authority’s Transfer Policy, Tenant Grievance Policy, Rent Collection Policy, and Pet Policy. *Adopted by the Board of Commissioners 1/10/01.*

HOUSING AUTHORITY OF SAVANNAH PERSONNEL POLICY. The Housing Authority Drug-Free Workplace Policy, Health Insurance Portability And Accountability Act (HIPAA) Privacy Policy and the Sexual Harassment Policy are incorporated into this document. *Adopted by the Board of Commissioners 11/3/99; Drug-Free Workplace Policy adopted 10/18/95; HIPAA Privacy Policy adopted 9/10/03; Sexual Harassment Policy adopted 4/13/88.*

HOUSING AUTHORITY OF SAVANNAH PROCUREMENT POLICY. *Adopted by the Board of Commissioners 9/10/01.*

HOUSING AUTHORITY OF SAVANNAH CAPITALIZATION POLICY.
Adopted by the Board of Commissioners 9/10/03.

HOUSING AUTHORITY OF SAVANNAH COMPUTER NETWORK AND INTERNET POLICY.
Adopted by the Board of Commissioners 5/2/01.

HOUSING AUTHORITY OF SAVANNAH EMINENT DOMAIN POLICY.
Adopted by the Board of Commissioners 9/10/01.

HOUSING AUTHORITY OF SAVANNAH MAINTENANCE PLAN. *Board of Commissioners approval not required.*

SECTION 8 ADMINISTRATIVE PLAN. *Adopted by the Board of Commissioners 09/10/01.*

PROCEDURES FOR FIXED ASSET CONTROL. *Board of Commissioners approval not required.*

INVESTMENT AND BANKING POLICY. *Adopted by the Board of Commissioners 11/9/94.*

PAY PLAN REGULATIONS. *Adopted by the Board of Commissioners 3/3/99.*

RISK CONTROL POLICY. *Adopted by the Board of Commissioners 12/15/93.*

NO LOITERING POLICY. *Adopted by the Board of Commissioners 2/15/89.*

RESIDENT INITIATIVES POLICY. *Adopted by the Board of Commissioners 2/26/92.*

REPAYMENT POLICY. *Adopted by the Board of Commissioners 5/16/90.*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)
**Housing Authority of Savannah
Leasing and Occupancy Office
555 West Bay Street
Savannah, Georgia**

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ga002b01**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **ga002d01**

-or-

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

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

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

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

1. Development name: **Garden Homes Estate & Garden Homes Annex**

1. Development (project) number: **GA-06-URD-002-I100
GA002003, GA002006**

3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

Revitalization of former Garden Homes & Garden Homes Annex is underway.

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Fellwood Homes
1b. Development (project) number: GA002001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 01/20/2004
5. Number of units affected: 176
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: N/A b. Projected end date of activity: N/A

Demolition/Disposition Activity Description	
1a. Development name:	Fellwood Homes Annex
1b. Development (project) number:	GA002005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/20/04
5. Number of units affected:	127
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: N/A b. Projected end date of activity: N/A

Demolition/Disposition Activity Description	
1a. Development name:	Francis Bartow Place
1b. Development (project) number:	GA002009
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/20/04
5. Number of units affected:	94
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: N/A b. Projected end date of activity: N/A

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

[24 CFR Part 903.7 9 (i)]

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

The Housing Authority of Savannah maintains two high-rise buildings designated for occupancy by the elderly and/or handicapped. Horace Stillwell Towers has 209 apartments available for occupancy and Marcus Stubbs Towers has 210 one-bedroom apartments (a demolition application has been approved for Stubbs Towers). In addition to the aforementioned units, the Authority maintains forty (40) studio and one-bedroom units in Simon Frazier Homes that are designated for occupancy by the elderly and handicapped. No additional designations will be made in the upcoming fiscal year.

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

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

Designation of Public Housing Activity Description	
1a. Development name:	Marcus Stubbs Towers
1b. Development (project) number:	GA002012A
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 09/12/02
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100 units
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

(Excerpt from the HAS Section 8 Administrative Plan)

“The following criteria shall be established to determine eligibility for participation in the Section 8 Homeownership Program:

- 1. The head of the household or spouse must have maintained full time employment continuously for a minimum of one year or be an elderly or disabled family.**
- 2. Total annual household income must exceed \$10,300 per year and cannot be derived from any form of welfare unless it is an elderly or disabled household.**
- 3. No family member can have any ownership interest in any real property.**
- 4. No family household member may receive any rental income during any period of homeownership assistance.**
- 5. No family member may have a history of any default on a mortgage or other purchase instrument for the past three years prior to receiving assistance under the homeownership program.**
- 6. All household members age 18 and older must satisfactorily complete a homeownership counseling and education program prior to approval for participation in the homeowner program.**
- 7. The family must be a first time homebuyer. No individual household member may have held title to any property for a period of three years prior to participation in the program.**
- 8. An existing Section 8 rental voucher participant cannot convert the rental voucher to a homeowner voucher until such time that the lease**

expires on the rental unit and all program and family obligations have been met.

9. The family must be a participant in the Family Self-Sufficiency program administered by HAS or another similar self-sufficiency program and have satisfactorily met all program goals and objectives, or develop and successfully complete a homeownership plan for a minimum of six months.”

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 10/01/99

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

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

B. Services and programs offered to residents and participants

(1) General

- a. Self-Sufficiency Policies

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

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Resident Services Program This program works collaboratively with various agencies, organizations and businesses to determine how programs and services can be made available to residents.	Available to all residents	N/A	Neighborhood Resource Center and Housing Authority Central Office	Public housing
Public Housing Drug Elimination Program (PHDEP) Resident Consultants from each neighborhood deliver prevention programs and activities to residents of public housing through the Prevention Resource Centers, police mini-stations, and recreation centers.	Available to all residents	N/A	Neighborhood Resource Center, 514-A W. Gwinnett Street, all management offices	Public housing
HOPE VI Community & Supportive Services Program This is a comprehensive self-sufficiency program that provides support services such as education and training, childcare, transportation and counseling. Participants that meet all of the goals of their individual family self-sufficiency plans will be eligible to apply for housing in the newly revitalized HOPE VI neighborhood.	Undetermined	Available only to former residents of Garden Homes	Neighborhood Resource Center	Former Garden Homes Residents
Job Training Unlimited In conjunction with the PHDEP program, JTU provides year round part-time jobs to public housing teens.	Available to all teens 14 years and older	Available through PHDEP teen leadership clubs	All neighborhood offices	Public housing

<p>Strengthening Families Through Education This program seeks to encourage parents to become more involved in their children's education. Resident Services staff provide transportation to parent/teacher conferences, PTA meetings and to educational workshops.</p>	Available to all parents	N/A	Neighborhood Resource Center	Public Housing
<p>Patterson Terrace Resident Management Corporation (RMC) Patterson Terrace RMC is a business venture managed by residents of Patterson Terrace. The corporation is in the process of negotiating a contract with the Housing Authority to screen new applicants for admissions and to manufacture window screens for replacement. The corporation will recruit, hire and train resident employees to carry out the responsibilities for the venture. Successful applicants will be compensated by the RMC.</p>	Undetermined	Available to all residents with first priority given to Patterson Terrace residents. Trained residents and best qualified are selected.	Pickens Patterson Terrace 300 Lewis Drive	Public housing
<p>Economic Opportunity Authority (EOA) Certified Housing Counselors Program EOA has counselors certified by the National Federation of Housing Counselors to provide counseling services, without cost, to consumers interested in buying a home. The Housing Authority will continue to refer residents to EOA for counseling.</p>	Available to all residents	N/A	618 West Anderson	Public housing and Section 8
<p>Georgia Dept. of Labor One Stop Center This center provides skills assessments on interest and aptitude and determines eligibility and suitability for JTU, Titles IIA, IIC, and III, Welfare-To-Work. This center also provides job assistance services to applicants.</p>	Undetermined	Referrals, walk-ins, first preference to welfare-to-work clients	Housing Authority Central Office, Neighborhood Resource Center, GA Department of Labor	Public housing and Section 8
<p>Chatham County Department of Family and children Services (DFACS) DFACS administers the Temporary Assistance to Needy Families (TANF) program and all related programs and services pursuant to the Welfare Reform Act.</p>	All TANF recipients	Pursuant to MOU	DFCS, Housing Authority Central Office	Public housing and Section 8

Certified Nursing Assistant Program In conjunction with the WIA and Dept. of Labor, the PHDEP coordinates and helps deliver a two-month on-site class program. Successful applicants are certified upon completion of the program.	Maximum of 20 participants per class	Available to all adult residents; waiting list begins after 20 registrations	PHDEP	Public housing and Section 8
EOA Headstart Program Childcare program.	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing
Senior Citizens, Inc. Offers a variety of services to the senior population including various classes, training and support services.	Undetermined	N/A	Neighborhood Resource Center, Stubbs Towers, Stillwell Towers	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of:09/30/03)
Public Housing	0	0
Section 8	206	206

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

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

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

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

Records are kept of the number and types of crimes committed in all our neighborhoods. Three different PHDEP studies are conducted, and the data is utilized to assist in implementing actions to improve the safety of our residents.

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

All neighborhoods are affected.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

The overall PHDEP program is a comprehensive approach that utilizes community development, collaboration, prevention programming, early intervention and enforcement. In developing these multiple strategies, it was important to utilize residents as a resource. Housing Authority residents are involved in the planning, implementation, and evaluation of the program. All segments of the population are reached with programs and activities designed for all age groups – youth, teens, parents, and elderly. The crime and drug prevention programs attempt to address various community, family, and individual risk factors by promoting protective factors through activities, education, empowerment and enforcement.

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

All neighborhoods are affected.

C. Coordination between PHA and the police

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

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

The PHDEP coordinates a monthly crime and safety committee meeting. During the meeting, the “banned” list is discussed and recent crime information and “hot spots” are identified.

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

All neighborhoods are affected. Hitch Village, Yamacraw Village, Kayton and Frazier Homes and Fellwood Homes receive the additional support of police mini-stations located in each of these neighborhoods. The mini- stations are open daily with randomly staggered hours.

D. Additional information as required by PHDEP/PHDEP Plan

NOTE: This section is no longer applicable or required.

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. Attachment Filename:

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) **ga002f01**
- Provided below:

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

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

Other: (list below)

The Housing Authority of Savannah developed the 2004 Annual Plan in full cooperation with the Resident Advisory Board. Comments and suggestions were incorporated into the Annual Plan as meetings with the residents were conducted. Minutes of each of these meetings are available in Attachment "F".

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

All Commissioners, including Resident Commissioners, are appointed by the Mayor of the City of Savannah.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Savannah

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

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

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

The Consolidated Plan of the City of Savannah supports this Plan with a variety of goals and objectives related to public housing and the overall housing needs of the jurisdiction. The following are related goals outlined by the City of Savannah:

Goal HS1: "A city in which there are abundant financial resources for the development and retention of affordable housing in good condition for home buyers, existing homeowners, renters/landlords and for persons with special needs."

Goal HS2: "A city in which all housing is in good condition."

Goal HS5: "A community in which all responsible renters, regardless of income level, have access to affordable housing in livable condition."

Goal HS6: "A city in which all elderly residents and disabled residents have access to appropriate housing to meet their individual needs,"

including supportive housing, assisted housing, personal assistance and housing modifications.”

Goal HS9: “A city with public housing neighborhoods free of substandard and inadequate facilities.”

The Housing Authority of Savannah is committed to working collaboratively with the City of Savannah and other local agencies to meet the individual objectives supporting these goals.

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Table Library

Deconcentration of Poverty Policy

In an effort to increase incomes across all of the Housing Authority projects, applicant selections will alternate between working and non-working families. Once the goal of housing 40% of families whose incomes are below 30% of median income has been achieved, working families will be given preference.

Applicants 62 or older, or receiving SS disability, supplemental security disability, or any payments based on inability to work will be given benefit of this working preference.

**From the HAS Admissions and Continued Occupancy Policy*

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	---	--

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	309,899.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	309,899.00			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1490		309,899.00				
GA026P002	Total			309,899.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA06P002	9/30/2005			3/30/2007			See Approved Replacement Housing Plan

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	---	--

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	430,000.00	430,000.00	430,000.00	83,101.00
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	145,000.00	145,000.00	145,000.00	11,397.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	950,000.00	894,419.00	894,419.00	89,119.00
10	1460 Dwelling Structures	2,498,512.00	2,510,881.00	2,510,881.00	1,083,996.00
11	1465.1 Dwelling Equipment-Nonexpendable	175,000.00	225,212.00	225,212.00	225,212.00
12	1470 Nondwelling Structures	225,000.00	225,000.00	225,000.00	0.00
13	1475 Nondwelling Equipment	125,000.00	125,000.00	125,000.00	20,379.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	108,000.00	108,000.00	108,000.00	29,792.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service				
20	1502 Contingency	147,000.00	140,000.00	140,000.00	13,978.00
21	Amount of Annual Grant: (sum of lines.....)	4,803,512.00	4,803,512.00	4,803,512.00	1,556,974.00
22	Amount of line 20 Related to LBP Activities	245,990.00	245,990.00	0.00	0.00
23	Amount of line 20 Related to Section 504 Compliance	138,374.00	138,374.00	0.00	0.00
24	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Security - Hard Costs	275,000.00	275,000.00	0.00	0.00
26	Amount of line 20 Related to Energy Conservation Measures	185,651.00	185,651.00	0.00	0.00

4,803,512.00

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program N GA06P00250101 Replacement Housing Factor Grant No:				2001		
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	Obligated	Expended	
All Neighborhoods	Administration	1410	All	71,000.00	71,000.00	71,000.00	13,101.00	Obligated
	Fringe Benefits	1410		30,000.00	30,000.00	30,000.00	0.00	Obligated
	Site Lighting	1450	All	125,000.00	125,000.00	125,000.00	0.00	Obligated
	Vacant Unit Repairs	1460	All	450,000.00	515,453.00	515,453.00	515,453.00	Obligated
	Entrance Locks	1460	All	45,000.00	45,000.00	45,000.00	0.00	Obligated
	Contingency Funds for All Contracts	1502	All	147,000.00	140,000.00	140,000.00	13,978.00	Obligated
GA06P002002	Energy Conservation (water)	1460	315	75,000.00	50,000.00	50,000.00	0.00	Obligated
	Roof Replacement	1460	315	378,000.00	398,020.00	398,020.00	398,020.00	Completed
GA06P002007	Sewer Line Repairs	1450	30	75,000.00	40,000.00	40,000.00	0.00	Obligated
PROJECTS TOTAL				1,396,000.00	1,414,473.00	1,414,473.00	940,552.00	
Bartow Place GA06P002009	Administration	1410	94 Units	150,000.00	150,000.00	150,000.00	25,000.00	Obligated
	Director of Facilities Management Facilities Management Inspectors Secretary							
	Fringe Benefits	1410	94 Units	60,000.00	60,000.00	60,000.00	10,000.00	Obligated
	A & E Fees	1430	94 Units	80,000.00	80,000.00	80,000.00	9,330.00	Obligated
	Site Work	1450	94 Units	75,500.00	75,500.00	75,500.00	0.00	Under Contract
	Unit Identification	1450	94 Units	5,700.00	5,700.00	5,700.00	0.00	Under Contract
	Landscaping	1450	94 Units	51,000.00	51,000.00	51,000.00	0.00	Under Contract
	Clotheslines	1450	94 Units	30,000.00	5,000.00	5,000.00	0.00	Under Contract
Storm Drainage	1450	94 Units	135,700.00	120,000.00	120,000.00	0.00	Under Contract	

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program N GA06P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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	Obligated	Expended	
Bartow Place GA06P002009	504 Requirements	1460	94 Units	71,300.00	30,000.00	30,000.00	0.00	Under Contract
	Windows	1460	94 Units	103,300.00	6,300.00	6,300.00	0.00	Under Contract
	Interior Wall Surfaces	1460	94 Units	153,000.00	153,000.00	153,000.00	0.00	Under Contract
	Interior Ceilings	1460	94 Units	59,800.00	39,800.00	39,800.00	0.00	Under Contract
	Interior Doors	1460	94 Units	33,600.00	33,273.00	33,273.00	0.00	Under Contract
	Fascia, Soffits & Porches	1460	94 Units	86,800.00	80,800.00	80,800.00	0.00	Under Contract
	LBP Abatement	1460	94 Units	62,900.00	62,900.00	62,900.00	0.00	Under Contract
	Interior Gas Lines	1460	94 Units	39,000.00	39,000.00	39,000.00	0.00	Under Contract
	Extermination Program	1460	94 Units	8,800.00	8,800.00	8,800.00	0.00	Under Contract
	Smoke Stops & Attic Insulation	1460	94 Units	31,900.00	31,900.00	31,900.00	0.00	Under Contract
	Paint Exterior	1460	94 Units	170,000.00	116,000.00	116,000.00	0.00	Under Contract
	Enclose Closets	1460	94 Units	57,600.00	57,600.00	57,600.00	0.00	Under Contract
	Kitchen Repairs	1460	94 Units	68,700.00	68,700.00	68,700.00	0.00	Under Contract
	Screen Doors	1460	94 Units	36,300.00	36,300.00	36,300.00	0.00	Under Contract
	Interior Painting	1460	94 Units	80,900.00	80,900.00	80,900.00	0.00	Under Contract
	Bathroom Repairs	1460	94 Units	79,500.00	79,500.00	79,500.00	0.00	Under Contract
	Interior Electrical Upgrade	1460	94 Units	79,100.00	79,100.00	79,100.00	0.00	Under Contract
	Floor Tile	1460	94 Units	143,100.00	143,100.00	143,100.00	0.00	Under Contract
	Additional Phone Jacks	1460	94 Units	6,600.00	6,600.00	6,600.00	0.00	Under Contract
	Airconditioning	1460	94 Units	178,312.00	178,312.00	178,312.00	0.00	Under Contract
	Appliances	1465	94 Units	71,500.00	90,500.00	90,500.00	90,500.00	Obligated
	Administration Building	1470	1 Bldg.	100,000.00	100,000.00	100,000.00	0.00	Under Contract
	Relocation	1495	94 Units	68,000.00	68,000.00	68,000.00	0.00	Obligated
	PROJECT TOTALS			2,377,912.00	2,137,585.00	2,137,585.00	134,830.00	

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program N GA06P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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	Obligated	Expended	
GA06P002010 Kayton Homes	Administration Director of Facilities Management Facilities Management Inspectors Secretary	1410	157 Units	85,000.00	85,000.00	85,000.00	25,000.00	Obligated
	Fringe Benefits	1410	157 Units	34,000.00	34,000.00	34,000.00	10,000.00	Obligated
	A & E Costs	1430	157 Units	65,000.00	65,000.00	65,000.00	2,067.00	Obligated
	Clotheslines	1450	157 Units	13,100.00	13,100.00	13,100.00	0.00	Completed
	Landscaping	1450	157 Units	69,000.00	89,119.00	89,119.00	89,119.00	Completed
	Playground Equipment	1450	157 Units	45,000.00	45,000.00	45,000.00	0.00	Completed
	Gas Distribution System	1450	157 Units	325,000.00	325,000.00	325,000.00	0.00	Completed
	Roof Replacement	1460	157 Units	0.00	170,523.00	170,523.00	170,523.00	Fungibility used from Five Year Plan
	Appliances	1465	157 Units	103,500.00	134,712.00	134,712.00	134,712.00	Obligated
	Administration Building	1470	157 Units	125,000.00	125,000.00	125,000.00	0.00	Completed
	Sewer Jetter Cleaner Portable Lift/Building Repairs Backhoe	1475	157 Units	75,000.00	75,000.00	75,000.00	3,314.00	Obligated
	Computer Upgrades/2-Way Radios	1475	157 Units	50,000.00	50,000.00	50,000.00	17,065.00	Obligated
	Relocation	1495	157 Units	40,000.00	40,000.00	40,000.00	29,792.00	Obligated
PROJECT TOTALS				1,029,600.00	1,251,454.00	1,251,454.00	481,592.00	

n

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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	---	--

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA - Wide	9/30/2003			9/30/2004			Obligated
GA06P002002 Yamacraw Village	9/30/2003			9/30/2004			Obligated
GA06P002007 Hitch Village	9/30/2003			9/30/2004			Obligated
GA06P002009 Bartow Place	9/30/2003			6/30/2004			Obligated
GA06P002010 Kayton Homes	9/30/2003			6/30/2004			Obligated

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program GA06P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	--

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	50,000.00	50,000.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	370,000.00	370,000.00	370,000.00	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	147,664.00	147,664.00	4,000.00	4.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	215,000.00	215,000.00	110,000.00	42,755.00
10	1460 Dwelling Structures	1,843,516.00	1,843,516.00	1,156,272.00	743,385.00
11	1465.1 Dwelling Equipment-Nonexpendable	70,000.00	70,000.00	20,000.00	0.00
12	1470 Nondwelling Structures	295,000.00	295,000.00	25,000.00	0.00
13	1475 Nondwelling Equipment	150,000.00	150,000.00	23,467.00	23,467.00
14	1485 Demolition	450,000.00	450,000.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	170,000.00	170,000.00	85,042.00	65,042.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	225,000.00	225,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,986,180.00	3,986,180.00	1,793,781.00	874,653.00
22	Amount of line 20 Related to LBP Activities	0.00	0.00		
23	Amount of line 20 Related to Section 504 Compliance	75,000.00	75,000.00		
24	Amount of line 20 Related to Security - Soft Costs	0.00	0.00		
25	Amount of line 20 Related to Security - Hard Costs	137,800.00	137,800.00		
26	Amount of line 20 Related to Energy Conservation Meas	319,000.00	319,000.00		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Program No: GA06P00250102 Housing Factor Grant No:				2002		
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	Obligated	Expended	
HA - WIDE All 12 Neighborhoods	Operations	1406	All	50,000.00	50,000.00	0.00	0.00	
	Administration Assistant Dir. Facilities Management Facilities Management Inspectors Capital Fund Coordinator Administrative Assistant	1410	All	100,000.00	100,000.00	100,000.00	0.00	Obligated
	Fringe Benefits	1410	All	39,000.00	39,000.00	39,000.00	0.00	Obligated
	Vacant Unit Rehab	1460	130	550,000.00	550,000.00	350,000.00	146,027.00	Under Contract
	Entrance Lock (removable cores)	1460	625	250,000.00	250,000.00	147,004.00	0.00	Under Contract
	Contingency Funds for all Contracts	1502	All	225,000.00	225,000.00	0.00	0.00	
	Pest Control	1460	All	68,116.00	68,116.00	68,116.00	0.00	
	All 12 Neighborhoods HA - WIDE	Computer Upgrade for FM Department	1475	All	150,000.00	150,000.00	23,467.00	23,467.00
Sub - Totals				1,657,116.00	1,657,116.00	837,587.00	212,249.00	
Hitch Village GA06P002007	Roof Replacement and Decking Repairs	1460	337	400,000.00	400,000.00	391,464.00	397,669.00	Obligated
Kayton Homes GA06P002010	Roof Replacement and Decking Repairs	1460	164	210,000.00	210,000.00	99,844.00	97,843.00	Obligated
Frazier Homes GA06P002011	Roof Replacement and Decking Repairs	1460	236	300,000.00	300,000.00	99,844.00	99,844.00	Obligated
Fellwood Homes GA06P002001	Demolition	1485		0.00	100,000.00			Budget Revision
	Relocation	1495	236	85,000.00	85,000.00	65,042.00	65,042.00	Obligated

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		gram No: GA06P00250102 Housing Factor Grant No:				2002		
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	Obligated	Expended	
Fred Wessels GA06P002004	Upgrade Administration Building HVAC, Carpet, Ceiling Tiles, Painting	1470	1	250,000.00	250,000.00	0.00	0.00	
GA06P002009 Bartow Place	Administration Assistant Dir. Facilities Management Facilities Management Inspectors Capital Fund Coordinator Administrative Assistant	1410	94	100,000.00	100,000.00	100,000.00	0.00	Obligated
GA06P002009	Fringe Benefits	1410	94	40,000.00	40,000.00	40,000.00	0.00	Obligated
GA06P002009	A & E Cost	1430	94	45,000.00	45,000.00	4,000.00	4.00	Under Contract
GA06P002009	Site Work Items:	1450	94	0.00	0.00	0.00	0.00	
	Clotheslines	1450	94	0.00	0.00	0.00	0.00	
	Landscaping	1450	94	0.00	0.00	0.00	0.00	
	Site Work	1450	94	0.00	0.00	0.00	0.00	
	Storm Drainage	1450	94	15,000.00	15,000.00	0.00	0.00	
GA06P002009	504 Requirements	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Window Replacement	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Replace Interior Wall Surfaces	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Replace Interior Ceilings	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	New Interior Doors	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Fascia, Soffits and Porches	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	LBP Abatement	1460	94	53,400.00	53,400.00	0.00	0.00	
GA06P002009	Interior Gas Lines Replacement	1460	94	0.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Housing Authority of Savannah		gram No: GA06P00250102 Housing Factor Grant No:					2002	
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	Obligated	Expended	
GA06P002009	Extermination Program	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Smoke & Fire Stops in Attic	1460	94	12,000.00	12,000.00	0.00	0.00	
GA06P002009	Paint Exterior of Building	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Enclose Closets	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Kitchen Renovations	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Screen Doors	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Interior Painting	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Bathroom Renovations	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Interior Electrical Upgrade	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Floor Tiles	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Phone & Cable Jacks	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	HVAC Systems	1460	94	0.00	0.00	0.00	0.00	
GA06P002009	Appliances	1465	94	70,000.00	70,000.00	20,000.00	0.00	
GA06P002009	Administration Building	1470	94	45,000.00	45,000.00	25,000.00	0.00	
GA06P002009	Relocation	1495	94	20,000.00	20,000.00	20,000.00	0.00	
GA06P002009	Sub-total			400,400.00	400,400.00	209,000.00	2,006.00	

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

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Housing Authority of Savannah		Program No: GA06P00250102 Housing Factor Grant No:					2002	
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	Obligated	Expended	
Stubbs Towers GA06P002012A	Administration Facilities Management Inspectors Capital Fund Coordinator	1410	210	65,000.00	65,000.00	65,000.00	0.00	
GA06P002012A	Fringe Benefits	1410	210	26,000.00	26,000.00	26,000.00	0.00	
GA06P002012A	A & E Fees	1430	210	77,664.00	77,664.00	0.00	0.00	
GA06P002012A	Demolition of 15 Floor Structure	1485	210	450,000.00	350,000.00	0.00	0.00	Budget Revision
GA06P002012A	Relocation	1495	210	65,000.00	65,000.00	0.00	0.00	
GA06P002012A	Sub-total			683,664.00	583,664.00	91,000.00	0.00	
HA - WIDE All 12	Landscape and Site Improvements	1450	All	200,000.00	200,000.00	110,000.00	42,755.00	
Neighborhoods	UPCS Inspections	1430	All	25,000.00	25,000.00	0.00	0.00	

Part III: Implementation Schedule

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA - WIDE All Neighbor	9/30/2004			3/31/2006			
Fellwood Homes GA06P002001	9/30/2004			3/31/2006			
Fred Wessels GA06P002004	9/30/2004			3/31/2006			
Hitch Village GA06P002007	9/30/2004			3/31/2006			
GA06P002009 Bartow Place	9/30/2004			3/31/2006			
Kayton Homes GA06P002010	9/30/2004			3/31/2006			
Frazier Homes GA06P002011	9/30/2004			3/31/2006			
Bartow Place GA06P002009	9/30/2004			3/31/2006			
Stubbs Towers GA06P002012A	9/30/2004			3/31/2006			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	--

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
- Performance and Evaluation Report for Period Ending: 9-30-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	366,756.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	366,756.00			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1490		366,756.00				
GA026P002	Total			366,756.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA06P002	5/30/2004			5/30/2007			According to Approved Replacement Plan

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	--

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	309,899.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	309,899.00			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1490		309,899.00				
GA026P002	Total			309,899.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA06P002	9/30/2005			3/30/2007			See Approved Replacement Housing Plan

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	12,000.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	392,250.00	392,250.00	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	438,918.00	438,918.00	0.00	0.00
10	1460 Dwelling Structures	1,449,591.00	1,449,591.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	115,000.00	115,000.00	0.00	0.00
13	1475 Nondwelling Equipment	105,000.00	105,000.00	0.00	0.00
14	1485 Demolition	352,012.00	352,012.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	30,000.00	30,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	200,000.00	200,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,094,771.00	3,094,771.00		
22	Amount of line 20 Related to LBP Activities	0.00	0.00		
23	Amount of line 20 Related to Section 504 Compliance	150,000.00	150,000.00		
24	Amount of line 20 Related to Security - Soft Costs	0.00	0.00		
25	Amount of line 20 Related to Security - Hard Costs	115,000.00	115,000.00		
26	Amount of line 20 Related to Energy Conservation Measures	237,000.00	237,000.00		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250103				2003		
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	12,000.00			
	Assistant Dir. Facilities Management	1410	All	125,000.00	125,000.00			
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	37,750.00	37,750.00			
	Site improvements	1450	All	125,250.00	125,250.00			
	Vacant Unit Rehab	1460	130	500,000.00	500,000.00			
PHA WIDE All 12 Neighborhoods	Entrance Lock (removable cores)	1460	625	115,000.00	115,000.00			
	Computer upgrade Facilities Management	1475	All	105,000.00	105,000.00			
	Contingency Funds for all Contracts	1502	All	200,000.00	200,000.00			
	Subtotal			1,220,000.00	1,220,000.00			
Fellwood Homes GA06P002001	Demolition	1485	Partial	100,000.00	100,000.00			
	Relocation of Residents	1495		10,000.00	10,000.00			
	Subtotal			110,000.00	110,000.00			
Yamacraw Village GA06P002002	Additional Site Lighting	1450		65,000.00	65,000.00			
	Administration/health clinic building repairs	1470		115,000.00	115,000.00			
	Subtotal			180,000.00	180,000.00			
Fred Wessels GA06P002004	Administration	1410		85,000.00	85,000.00			
	Fringe Benefits	1410		26,500.00	26,500.00			
	Central HVAC System	1460		318,500.00	318,500.00			
	Subtotal			430,000.00	430,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Obligated	Expended	
Fellwood Homes Annex GA06P002005	Demolition	1485	Partial	150,000.00	100,000.00			
	Relocation of Residents	1495		10,000.00	10,000.00			
Subtotal				160,000.00	110,000.00			
Hitch Village GA06P002007	Edge sidewalks & curbs	1450		14,000.00	14,000.00			
	Trim hedges & bushes	1450		22,000.00	22,000.00			
	Plant flowers	1450		5,168.00	5,168.00			
Subtotal				41,168.00	41,168.00			
Kayton Homes GA06P002010	Administration	1410		45,000.00	45,000.00			
	Fringe Benefits	1410		14,000.00	14,000.00			
	Repair sidewalk	1450		65,000.00	65,000.00			
	Roofing	1460		195,000.00	195,000.00			
Subtotal				319,000.00	319,000.00			
Frazier Homes GA06P002011	Administration	1410		45,000.00	45,000.00			
	Fringe Benefits	1410		14,000.00	14,000.00			
	Playground	1450		95,000.00	95,000.00			
	Roofing	1460		195,591.00	195,591.00			
Subtotal				349,591.00	349,591.00			
Stubbs Towers GA06P00212A	Demolition	1485	Partial	102,012.00	102,012.00			
	Relocation of Residents	1495		10,000.00	10,000.00			
Subtotal				112,012.00	112,012.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Obligated	Expended	
Stillwell Towers GA06P00212B	Repair leaks near elevator	1460		7,500.00	7,500.00			
	Handicap ramp at community cntr.	1460		4,500.00	4,500.00			
Subtotal				12,000.00	12,000.00			
Blackshear Homes GA06P002013	Replace broken mail boxes	1450		12,500.00	12,500.00			
	New screen doors front & back	1460		65,000.00	65,000.00			
Subtotal				77,500.00	77,500.00			
Patterson Terrace GA06P002016	Handicap ramps at handicap units	1460		42,000.00	42,000.00			
	Handicap ramps at community cntr.	1460		6,500.00	6,500.00			
Subtotal				48,500.00	48,500.00			
Single Family Homes GA06P002017	Tree/shrub trimming	1450		35,000.00	35,000.00			
Subtotal				35,000.00	35,000.00			
Francis Bartow GA06P002009	Demolition	1485	Partial	0.00	50,000.00			Budget Revision Addition
Subtotal				0.00	50,000.00			
2003 Capital Fund Program Total				3,094,771.00	3,094,771.00			

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE (All Neighbor	9/30/2004	8/31/2005		3/31/2006	6/30/2007		ACC (CFP) Amendment was executed by HUD on September 17, 2003. Dates have been changed to reflect the correct 24 and 48 months obligation and expended dates.
Fellwood Homes GA06P002001	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Yamacraw Village GA06P002002	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Fred Wessels GA06P002004	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Fellwood Annex GA06P002005	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Hitch Village GA06P002007	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Kayton Homes GA06P002010	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Frazier Homes GA06P002011	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Stubbs Towers GA06P002012A	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Stillwell Towers GA06P002012B	9/30/2004	8/31/2005		3/31/2006	6/30/2007		

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Blackshear Homes GA06P002013	9/30/2004	8/31/2005		3/31/2006	6/30/2007		ACC (CFP) Amendment was executed by HUD on September 17, 2003. Dates have been changed to reflect the correct 24 and 48 months obligation and expended dates.
Patterson Terrace GA06P002016	9/30/2004	8/31/2005		3/31/2006	6/30/2007		
Single Family Homes GA06P002017	9/30/2004	8/31/2005		3/31/2006	6/30/2007		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
---	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	300,000.00	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	190,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	299,271.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,556,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	65,000.00	0.00	0.00	0.00
14	1485 Demolition	500,000.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	22,500.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	150,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,094,771.00			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	150,000.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	250,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Savannah		Capital Fund Program No: GA06P00250104			2004			
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00				
	Assistant Dir. Facilities Management	1410	All	100,000.00				
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	31,000.00				
	Site improvements (Lawncare & Landscaping)	1450	All	149,271.00				
	Vacant Unit Rehab	1460	130	500,000.00				
PHA WIDE All 12 Neighborhoods	Pest Control	1460	All	90,000.00				
	Computer/Security Facilities Management	1475	All	65,000.00				
	Contingency Funds for all Contracts	1502	All	150,000.00				
	Subtotal			1,097,271.00				
Fellwood Homes GA06P002001	A&E Fees	1430		50,000.00				
	Demolition	1485		200,000.00				
	Relocation of Residents	1495		5,000.00				
	Subtotal			255,000.00				
Yamacraw Village GA06P002002	Fasica & Soffit Replacement (remove bats)	Phase I		145,000.00				
	Subtotal			145,000.00				
Fred Wessels GA06P002004	A&E Fees	1430		45,000.00				
	Administration	1410		84,000.00				
	Fringe Benefits	1410		26,000.00				
	Central HVAC System (Phase I)	1460	Phase I	250,000.00		steps		
	Subtotal			405,000.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	Obligated	Expended	
Fellwood Homes Annex GA06P002005	A&E Fees	1430	Partial	35,000.00				
	Demolition	1485		150,000.00				
	Relocation of Residents	1495		2,500.00				
	Subtotal			187,500.00				
Hitch Village GA06P002007	A&E Fees	1430		35,000.00				
	Administration	1410		45,000.00				
	Fringe Benefits	1410		14,000.00				
	Install New HVAC Systems (Phase I)	1460		250,000.00				
Subtotal			344,000.00					
Kayton Homes GA06P002010	Repair sidewalk	1450		65,000.00				
Subtotal			65,000.00					
Frazier Homes GA06P002011	Playground	1450		45,000.00				
Subtotal			45,000.00					
Stubbs Towers GA06P00212A	A&E Fees	1430		25,000.00				
	Demolition	1485		150,000.00				
	Relocation of Residents	1495		15,000.00				
	Picnic Area Repairs	1450		5,000.00				
Subtotal			195,000.00					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	Obligated	Expended	
Stillwell Towers GA06P00212B	Repair leaks near elevator Community Room Repairs	1460		7,500.00				
		1460		3,500.00				
	Subtotal			11,000.00				
Blackshear Homes GA06P002013	New screen doors front & back	1460		60,000.00				
	Subtotal			60,000.00				
Patterson Terrace GA06P002016	Replace Kitchen cabinets and Sinks	1460		250,000.00				
	Subtotal			250,000.00				
Single Family Homes GA06P002017	Playground Area	1450		35,000.00				
	Subtotal			35,000.00				
	2003 Capital Fund Program Total			3,094,771.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE (All Neighbor	9/30/2005			3/31/2007			
Fellwood Homes GA06P002001	9/30/2005			3/31/2007			
Yamacraw Village GA06P002002	9/30/2005			3/31/2007			
Fred Wessels GA06P002004	9/30/2005			3/31/2007			
Fellwood Annex GA06P002005	9/30/2005			3/31/2007			
Hitch Village GA06P002007	9/30/2005			3/31/2007			
Kayton Homes GA06P002010	9/30/2005			3/31/2007			
Frazier Homes GA06P002011	9/30/2005			3/31/2007			
Stubbs Towers GA06P002012A	9/30/2005			3/31/2007			
Stillwell Towers GA06P002012B	9/30/2005			3/31/2007			

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Blackshear Homes GA06P002013	9/30/2005			3/31/2007			
Patterson Terrace GA06P002016	9/30/2005			3/31/2007			
Single Family Homes GA06P002017	9/30/2005			3/31/2007			

Capital Fund Program Five Year Action Plan

Part I: Summary

GA06P00250103

PHA Name: HOUSING AUTHORITY OF SAVANNAH		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2009
	Annual Statement				
PHA WIDE (All Neighborhoods)		1,045,000.00	1,093,000.00	1,097,000.00	1,097,439.00
Fellwood Homes GA06P002001		251,000.00	222,800.00	205,000.00	297,000.00
Yamacraw Village GA06P002002		100,000.00	92,000.00	682,000.00	360,000.00
Fred Wessels GA06P002004		381,500.00	42,712.00	160,000.00	0.00
Fellwood Homes Annex GA06P002005		101,000.00	123,000.00	109,000.00	111,000.00
Hitch Village GA06P002007		442,000.00	45,000.00	0.00	17,332.00
Kayton Homes GA06P002010		45,000.00	0.00	25,000.00	0.00
Frazier Homes GA06P002011		6,500.00	60,500.00	0.00	0.00
CFP Funds Listed for 5 - Years Planning					
Replacement Housing Factor Funds					

Capital Fund Program Five Year Action Plan

Part I: Summary

GA06P00250102

PHA Name: HOUSING AUTHORITY OF SAVANNAH		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
	Annual Statement				
Stubbs Towers GA06P002012A		271,271.00	735,759.00	350,000.00	502,500.00
Stillwell Towers GA06P00212B		250,000.00	480,000.00	291,771.00	281,000.00
Blackshear Homes GA06P002013		150,000.00	15,000.00	0.00	0.00
Patterson Terrace GA06P002016		45,000.00	185,000.00	175,000.00	0.00
Single Family Homes GA06P002017		0.00	0.00	0.00	428,500.00
CFP Funds Listed for 5 - Years Planning		3,094,771.00	3,094,771.00	3,094,771.00	3,094,771.00
Replacement Housing Factor Funds					

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

GA06P00250103

Activities for Year 1	Activities for Year: 2 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE All 12 Neighborhoods	1406 Operations	12,000.00	Hitch Village GA06P002007	HVAC Upgrade Site Improvements	400,000.00 42,000.00
		Director of Facilities Management Facilities Management Inspectors Secretary	225,000.00	Kayton Homes GA06P002010	Landscaping/Grassing	Subtotal 442,000.00 45,000.00
		Fringe Benefits Director of Facilities Management Facilities Management Inspectors Secretary	70,000.00	Frazier Homes GA06P002011	Lighting at 1100 row of WBC	6,500.00
		Site Work (landscaping & Grass Cutting)	115,000.00	Stubbs Towers GA06P002012A	Demolition	250,000.00
		Pest Control	79,000.00		Relocation of Residents	21,271.00
		Vacant Unit repairs Computer/Security Facility Management	500,000.00 44,000.00	Stillwell Towers GA06P00212B	Roof Replacement	Subtotal 271,271.00 250,000.00
	Subtotal		1,045,000.00			
	Yamacraw Village GA06P002002	Fascia & Soffitt Replacement	100,000.00	Blackshear Homes GA06P002013	Interior painting	150,000.00
	Fellwood Homes GA06P002001	Demolition Relocation of Residents	250,000.00 1,000.00	Patterson Terrace GA06P002016	Handicapped Ramps	45,000.00
	Fred Wessels GA06P002004	Site Drainage HVAC Upgrade	6,500.00 375,000.00			
	Fellwood Homes Annex GA06P002005	Demolition Relocation of Residents	100,000.00 1,000.00			
	Subtotal		101,000.00			
CFP Estimated Cost		3,094,771.00				

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

GA06P00250103

Activities for Year 1	Activities for Year: 3 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2007					
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
See Annual Statement	PHA WIDE All 12 Neighborhoods	1406 Operations	12,000.00	Fellwood Homes Annex GA06P002005	Demolition	100,000.00			
		Software & Hardware Upgrades	35,000.00		Relocation of Residents	23,000.00			
		Administration	225,000.00		Subtotal	123,000.00			
		Director of Facilities Management Facilities Management Inspectors Secretary			Hitch Village GA06P002007	45,000.00			
		Fringe Benefits	75,000.00			Frazier Homes GA06P002011			
		Director of Facilities Management Facilities Management Inspectors Secretary					Repair Electrical Cut Offs for lights	35,500.00	
		Vacant Unit repairs	500,000.00				Energy Conservation (Water)	25,000.00	
		Entrance Locks (removable core)	15,000.00				Subtotal	60,500.00	
		Site Improvements (landscaping)	143,000.00				Stubbs Towers GA06P002012A		
		Pest Control	88,000.00					Demolition	685,759.00
		Subtotal	1,093,000.00					Relocation of Residents	50,000.00
								Subtotal	735,759.00
Fellwood Homes	200,000.00	Stillwell Towers GA06P00212B	480,000.00						
Demolition			Glaze and Clean Windows on All						
Relocation of Residents	22,800.00		20 Floors						
Subtotal	222,800.00		Blackshear Homes GA06P002013	15,000.00					
Yamacraw Village	10,000.00			Patterson Terrace GA06P002016					
Landscaping					Playground rehab				
HVAC Upgrade	82,000.00				Replace/repair eves	150,000.00			
Subtotal	92,000.00				Replace/repair playground equipment	35,000.00			
					Subtotal	185,000.00			
Fred Wessels	42,712.00								
Landscaping and Trim shrubs									
Subtotal									
						3,094,771.00			

CFP Estimated Cost

0.00

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

GA06P00250103

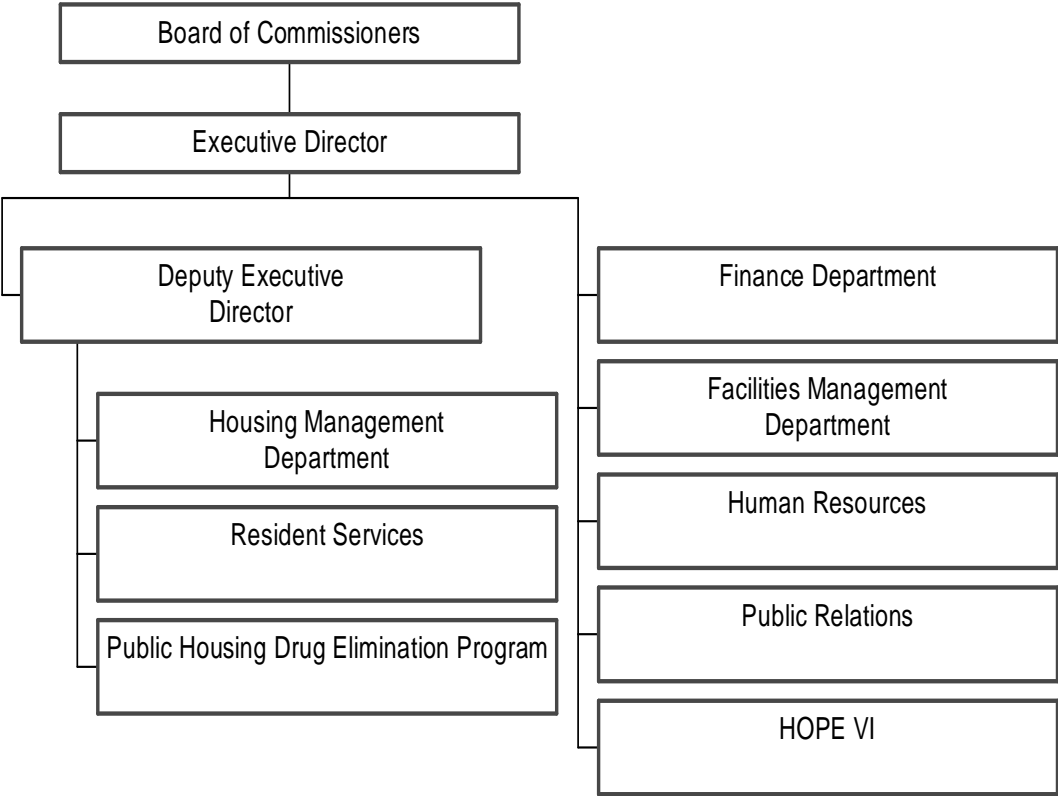
Activities for Year 1	Activities for Year: 4 FFY Grant: 2007 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE All 12 Neighborhoods	1406 Operations	12,000.00	Fred Wessels GA06P002004	Handrails and Step repair	150,000.00
		Software & Hardware Upgrades	35,000.00		Site Improvements	10,000.00
		Administration	225,000.00		Subtotal	160,000.00
		Director of Facilities Management			Energy Conservation (Water)	25,000.00
		Facilities Management Inspectors				
		Secretary				
		Fringe Benefits	75,000.00		Stubbs Towers GA06P002012A	300,000.00
		Director of Facilities Management			Demolition	50,000.00
		Facilities Management Inspectors			Subtotal	350,000.00
		Secretary				
		Site Improvements (landscaping)	145,000.00		Stillwell Towers GA06P00212B	210,000.00
		Pest Control	95,000.00		Interior Painting All Floors (Phase I)	81,771.00
		Vacant Unit repairs	500,000.00		Subtotal	291,771.00
		Entrance Locks (removable core)	10,000.00		Patterson Terrace GA06P002016	175,000.00
Subtotal	1,097,000.00					
Fellwood Homes GA06P002001	Demolition	200,000.00				
	Relocation of Residents	5,000.00				
Subtotal		205,000.00				
Yamacraw Village GA06P002002	HVAC Upgrade	682,000.00				
Subtotal		682,000.00				
Fellwood Homes Annex GA06P002005	Demolition	104,000.00				
	Relocation of Residents	5,000.00				
Subtotal		109,000.00				
CFP Estimated Cost						3,094,771.00

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	GA06P00250103			Activities for Year: 5						
	Activities for Year: 5 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2009						
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost				
	PHA WIDE All 12 Neighborhoods	1406 Operations		12,000.00	Fellwood Homes Annex GA06P002005	Demolition	95,000.00			
		Administration Director of Facilities Management Facilities Management Inspectors Secretary		225,000.00		Relocation of Residents		16,000.00		
							Subtotal		111,000.00	
								Site Improvements (landscaping)		17,332.00
									Subtotal	
	PHA WIDE All 12 Neighborhoods	Fringe Benefits Director of Facilities Management Facilities Management Inspectors Secretary		75,000.00	Stubbs Towers GA06P002012A	Demolition	500,000.00			
			Software & Hardware Upgrades Site Improvements (landscaping) Pest Control Vacant Unit repairs Entrance Locks (removable core)			50,000.00	Relocation of Residents		2,500.00	
						131,000.00		Subtotal		502,500.00
						94,439.00		Interior Painting All Floors		100,000.00
				500,000.00		Vinyl Floor Replacement				181,000.00
	10,000.00	Subtotal		281,000.00						
	Subtotal	1,097,439.00	Single Family Homes GA06P002017	Site Lighting	8,500.00					
Fellwood Homes GA06P002001	Demolition	275,000.00		Reroofing		295,000.00				
	Relocation of Residents	22,000.00			Exterior Repairs and Painting		125,000.00			
	Subtotal	297,000.00				Subtotal	428,500.00			
Yamacraw Village GA06P002002	Door bells/Knockers	35,000.00								
	HVAC Upgrade	300,000.00								
	Repair/replace playground equipment	25,000.00								
	Subtotal	360,000.00								
CFP Estimated Cost						3,094,771.00				

HOUSING AUTHORITY OF SAVANNAH Management Organizational Chart



Public Housing Drug Elimination Program Plan

Since the announcement of the merger of the Public Housing Drug Elimination Program funding with Public Housing Operating Funds, the Housing Authority of Savannah has researched a variety of ways to continue the program on reduced funding. We have received tremendous support from our community partners and have been awarded grants from the State of Georgia, the Chatham County Health Department, the Coastal Workforce Investment Board and the Georgia Department of Juvenile Justice.

The Housing Authority of Savannah has been approved to continue utilizing HUD funding for the program through December 2003. The Housing Authority will incorporate the functions of the Public Housing Drug Elimination Program into its Operating Budget to maintain the vitality and effectiveness the program has demonstrated in recent years.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
August 14, 2003 3:30pm

Resident Advisory Board (RAB) Chairperson Felisha Harris opened the meeting by welcoming everyone and asking attendees to introduce themselves. Deputy Executive Director Earline Davis explained that Executive Director Richard Collins could not attend today due to out of town business.

Mrs. Davis then made sure everyone had their RAB manual and explained the purpose of the RAB, referring members to specific pages in the manual. She explained that the representatives' role is to voice the likes and dislikes of residents and to assist staff in drafting an Annual Plan and Five Year Plan that address those items that can be changed. The current plan was reviewed and examples of progress were presented.

Director of Facilities Management Joseph Smith discussed the Capital Fund. He explained that so far, no funds had been expended for the current year, because no monies had yet been received from HUD. It is expected that the funds will be released within the next six weeks. Mr. Smith explained that the Resident Advisory Board's role was to speak with their neighbors to determine what needs their neighborhood felt were most important. Representatives should compile a list of work items to be submitted. Housing Authority staff will prepare cost estimates for each item on the lists, and present them to the RAB for prioritizing and voting. Each item voted on by the RAB will be included in the Five-Year Plan and will eventually be addressed.

Mr. Smith also told the group that a new Pest Control Program would begin next week. The Authority has hired a technician and purchased equipment. All units will be sprayed quarterly. He asked for patience as the new program begins.

Ms. Yolanda Fontaine, Resident Services Coordinator and Mr. Ron Alt, Program Manager of the Public Housing Drug Elimination Program spoke briefly about their programs and the many resources available to Housing Authority residents, including the Neighborhood Resource Center that will open shortly.

Ms. Davis presided over the election of officers for the coming RAB year, describing the responsibilities of the Chairman, Vice Chairman and Secretary. She asked for nominations from the floor. Ms. Katina Griffin moved that the current officers be accepted by acclamation. Mrs. Alice Starks seconded the motion, which was approved. Chairperson Felisha Harris, Vice Chairperson Veronica Manigo and Secretary Marye Hamilton will continue to serve.

Chairperson Harris called for Other Business. There being no other business, she referred RAB members to their manual for the schedule of meetings. The next meeting will be on Thursday, August 28 at 3:30 p.m. The Chairperson thanked everyone for attending, and the meeting was adjourned.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
August 28, 2003 3:30 p.m.

Chairperson Felisha Harris welcomed the group and asked that everyone stand and introduce themselves.

Minutes of the first meeting were distributed. Robert Smith moved that the minutes be approved with the correction of Chairperson, instead of Chairman. Veronica Manigo seconded the motion and the minutes were approved with the correction.

Deputy Executive Director Earline Davis explained the Resident Service and Satisfaction Survey sent out annually by HUD. She asked representatives to share the results at their Residents Association meetings and to discuss areas of major change. Residents should be encouraged to complete the surveys and return them to HUD.

Director of Facilities Management Joseph Smith passed out the list of work items submitted by previous Resident Advisory Boards. He encouraged representatives to add to the list and then reprioritize. HUD has notified the Housing Authority that the funding level for 2004 will drop nearly \$1 million to \$3,094,771. Since all future plans must be based on this figure, some work items may fall off the five year plan because there will not be money to address them. Ms. Harris asked neighborhood representatives to be prepared to make a brief presentation of their requests at the next meeting.

In Other Business, Mrs. Davis announced that a contract for graffiti removal should be awarded at next week's Board of Commissioners meeting. Mary Ann McCray asked about the City deodorizing trash dumpsters. Robert Smith praised the new Pest Control program and Anita Wilson discussed lawn maintenance and window locks.

Executive Director Richard W. Collins addressed the group, thanking them for the progress thus far. He apologized for missing their first meeting and said he hopes not to miss any more.

Chairperson Harris thanked the RAB members for attending the meeting and reminded them of the next meeting on Thursday, September 11.

There being no further business, the Chairman Harris declared the meeting adjourned.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
September 11, 2003 3:30 p.m.

Chairperson Felisha Harris welcomed the Resident Advisory Board (RAB) and staff and began by having those in attendance introduce themselves.

Minutes from the August 28 meeting were mailed to all members. Willie Jackson of Stubbs Towers moved that the minutes be approved. Marye Hamilton of Blackshear Homes seconded the motion and the minutes were unanimously approved.

Chairperson Felisha Harris introduced Deputy Director Earline Davis. Ms. Davis made sure everyone had the list of work items compiled by past RAB members. She then asked neighborhood representatives to come forward and present their additions to the list. Members will meet with their manager to prioritize their work items. Joseph Smith, Director of Facilities Management, will have a cost estimate for each work item at the October 23 meeting.

Ms. Davis then suggested a tour of public housing neighborhoods. She felt the RAB could benefit from seeing the work that has been completed in the various neighborhoods. Veronica Manigo of Patterson Terrace moved that a tour for the RAB be arranged for September 18 at 2:30 p.m. Robert Smith of Stillwell Towers seconded the motion, which was unanimously approved.

Chairperson Harris reminded everyone that the next regular meeting would be held on Thursday, October 23 at 3:30 p.m. There being no further business, the meeting was adjourned.

Note: September 18 is a Parent-Teacher Conference Day for Savannah-Chatham County Public Schools. Another date will be selected and RAB members will be notified by mail.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
October 23, 2003 3:30pm

Resident Advisory Board (RAB) Chairperson Felisha Harris welcomed the RAB members and staff to the meeting and asked everyone to introduce themselves. The minutes of the September 11, 2003 had been mailed to the RAB. Willie Jackson of Stubbs Towers made a motion to approve the minutes of the September 11 meeting and Marye Hamilton of Blackshear Homes seconded the motion, which was unanimously approved.

Chairperson Harris introduced Director of Facilities Management Joseph Smith to hold a discussion of the Capital Fund. Mr. Smith gave everyone a copy of the Capital Fund Program costs and budget sections of the Annual Plan. He assured the RAB that each neighborhood's requested improvements for 2004 had been addressed in the budgeted funds, but reminded that some requests may take longer to achieve than others because of costs. Mr. Smith went over each requested item for all respective neighborhoods and reminded the RAB that changes to the budget may be necessary in the future to accommodate any unforeseen cuts or changes to the grant provided by HUD. Mr. Smith then informed the RAB that the newly implemented Pest Control Program would be undergoing some changes in the coming months. Mr. Smith closed the discussion by telling the RAB that improvements were also underway in preventive maintenance to improve the quality of service provided to Housing Authority residents.

Chairperson Harris asked if there was other business that needed to come before the RAB members. There being no other business, she told the RAB that the draft of the Annual Agency Plan would be available for public review on November 14 and each member and alternate would be receiving a copy. She asked them to review the draft and be prepared to comment at the final RAB meeting. The final meeting will be held on Thursday, December 4 at 3:30 p.m. and the RAB will approve the draft plan at that time. The Chairperson thanked everyone for attending, and the meeting was adjourned.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
December 9, 2003 3:30 p.m.

Chairperson Felisha Harris welcomed the Resident Advisory Board (RAB) and staff and began by having those in attendance introduce themselves.

Minutes from the October 23 meeting were mailed to all members. Robert Smith of Stillwell Towers moved that the minutes be approved. Treina Payton of Yamacraw Village seconded the motion and the minutes were unanimously approved.

Chairperson Felisha Harris introduced Director of Facilities Management Joseph Smith. Mr. Smith explained that some changes were being made to the previous year's budget in order to accomplish work on several issues that needed to be addressed. These changes will be noted as corrections to last year's submittal. This practice is permitted by HUD and will not affect funding.

Deputy Executive Director Earline Davis asked if everyone had reviewed their draft copy of the Annual Plan. She went over several changes and additions to the document. Once the Resident Advisory Board approves the final document, a public hearing will be held on December 29, 2003. The Plan will then be presented to the Housing Authority's Board of Commissioner for their approval. Finally, the document will be submitted to HUD. Marye Hamilton of Blackshear Homes moved that the 2004 Annual Plan be approved. Katina Griffin of Kayton/Frazier Homes seconded the motion, which was unanimously approved.

There being no further business, Chairperson Harris declared the meeting adjourned.

**2003
Resident Advisory Board**

Resident

Ella Bryant
Mary Grant (alternate)
Katina Griffin
Maryann McCray (alternate)
Frederick Bryant
Barbara Chisholm (alternate)
Yamilet Henderson
Tamika Thomas (alternate)
Shirley Jenkins
Wendy Stevens (alternate)
Marye Hamilton
Anita Wilson (alternate)
Felisha Harris
Veronica Newton (alternate)
Robert Smith
Sadie Green (alternate)
Willie Jackson
Alice Starks (alternate)
Veronica Manigo
Hattie Maynor (alternate)
Tonya Lang
Andrea Savage (alternate)

Neighborhood

Fellwood Homes
Fellwood Homes
Kayton / Frazier Homes
Kayton / Frazier Homes
Single Family Homes
Single Family Homes
Hitch Village
Hitch Village
Yamacraw Village
Yamacraw Village
Blackshear Homes
Blackshear Homes
Fred Wessels Homes
Fred Wessels Homes
Stillwell Towers
Stillwell Towers
Stubbs Towers
Stubbs Towers
Patterson Terrace
Patterson Terrace
Section 8
Section 8

Resident Membership of the Board of Commissioners

Veronica Manigo, Patterson Terrace

Date of Appointment: 2/24/99

Term: 1/5/99 – 1/5/04

Progress in Meeting 5-Year Goals and Objectives

Goals & Objectives	Accomplishments as of 9/30/03
Goal: Expand the Supply of Assisted Housing	
Apply for any additional vouchers should they become available through 3/31/05.	HAS applied for 10 enhanced vouchers due to the Robbie Robinson Homes II opt-out and will continue to apply as funds are available and vouchers are needed.
Reduce public housing vacancy rate to 3% by 3/31/02 and maintain this rate through 3/31/05.	As of 9/30/2003, the public housing vacancy rate was 1.7%. We hope to maintain the vacancy rate at no more than 2% through 2005.
Goal: Improve The Quality Of Assisted Housing	
Attain Public Housing Assessment System score of 90% ("high performer") by 3/31/02 and maintain score through 3/31/05.	HAS received a PHAS score of 91% for the FYE 3/31/03. We hope to maintain a score of 90% through 2005.
Attain Section 8 Management Assessment Program score of 90% ("high performer") by 3/31/01 and maintain score through 3/31/05.	HAS received a SEMAP score of 102% for the FYE 3/31/03.
Modernize 567 public housing units through 3/31/05.	An additional 169 units were modernized during the period of 4/01/03 –9/30/03.
Demolish 72 buildings (315 units) located in Garden Homes and Garden Homes Annex.	Demolition of Garden Homes and Garden Homes Annex was complete as of July 2001.
Construct 315 units of replacement housing consisting of multifamily units, single-family units and scattered site housing.	HAS received a \$16.3 million HOPE VI Grant in 2000 to redevelop the former Garden Homes neighborhood. The new development will consist of 274 units, both on-site and off-site in the adjacent Benjamin Van Clark Park Neighborhood. On-site, there will be 168 rental units (67 public housing units, 67 LIHTC, 34 market rate units) and 32 homeownership units. In addition, will be 74 units (44 affordable rentals, and 30 homeownership units) scattered throughout the Benjamin Van Clark Park Neighborhood. Financial and HUD evidentiaries have been closed. Site infrastructure and unit construction are underway. On-site rental construction scheduled to be completed in late 2004.

During modernization, residents of Garden Homes and Garden Homes Annex will be relocated to other public housing neighborhoods. If vacancies are not available, residents will be provided replacement vouchers.	Prior to demolition, all Garden Homes residents were relocated to other public housing neighborhoods or issued Section 8 vouchers.
Goal: Increase Assisted Housing Choices	
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.	Voucher mobility counseling is provided for all families entering the Section 8 program. Individual counseling is provided on an as needed basis.
Provide program information through outreach efforts to 50 potential landlords annually; bring 10% of those on as new landlords under the Section 8 Program.	Approximately ninety-three new landlords entered the Section 8 program between 4/01/03-9/30/03.
Develop and implement site-based waiting lists for all public housing neighborhoods by 3/31/01.	Site based waiting lists have been implemented for each public housing neighborhood.
Goal: Improve Community Quality Of Life And Economic Vitality	
Increase the number of working families from 49% to 65% by 3/31/05.	The percentage of employed families residing in public housing has increased from 49%-50%. Of the 189 employable families housed in the reporting period, 57% had at least one family member employed. We anticipate this number will increase to 65% by 3/31/05. Through the Workforce Investment Act, the new Neighborhood Resource Center will have a skill-up training program called Key Train.
Continue collaborative relationship with the Savannah Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.	Meetings with Savannah Chatham Police Department are held monthly as well as on an as needed basis. These meetings promote the safety and well being of HAS residents and provide HAS and SPD the opportunity to collaborate on a number of policies, programs and problem solving tactics.
Provide drug, alcohol, and/or crisis intervention counseling to 400 public housing families annually.	As of October 2003, Crisis intervention and/or alcohol and drug counseling had been provided to 400 public housing residents.

Goal: Promote Self-Sufficiency And Asset Development Of Families And Individuals.	
Increase the percentage of families with employed family members from 49% to 65% by 3/31/05.	The percentage of employed families residing in public housing has increased from 49% to 50%. Of the 189 employable families housed in the reporting period, 57% had at least one family member employed. We anticipate this number will increase to 65% by 3/31/05.
Execute Memorandum of Understanding with Chatham County Department of Family and Children Services by 3/31/01.	A Memorandum of Understanding executed between HAS and the Chatham County Department of Family & Children Services have been renewed for this year, and will continue to be renewed annually.
Execute Memorandum of Understanding with Certified Workforce by 6/30/00.	A Memorandum of Understanding was executed between HAS and the Coastal Workforce Investment Board, formerly the Certified Workforce Board. The Deputy Executive Director and PHDEP Program Manager serve on the Executive Board and the PHDEP Program Manager is Chair of the Youth Council.
Execute Memorandum of Understanding with Job Search Assistance Center (JSAC) by 3/31/01.	The Georgia Department of Labor One Stop Center now provides the services formerly provided by the JSAC. A Memorandum of Understanding was executed between HAS and the DOL and will be renewed annually.
Identify and provide training to local community resources on the requirements of the Quality Housing and Work Responsibility Act and the specific types of supportive services needed that their agency can provide by 3/31/01.	Training and information sharing are provided through the Chatham Works Collaborative, a group that monitors welfare reform. The group is comprised of representatives from State, County and local agencies that provide an array of services. A HAS staff member serves on the Collaborative and provides on going training and information at monthly meetings.
Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.	25% of HAS families have been referred to job training opportunities and/or employment programs. Retention rates are continuously being researched.
Renew contract for Senior Companion Program with Senior Citizens, inc. by 3/31/01.	A contract between HAS and Senior Citizens, Inc. was renewed and will continue to be renewed annually. A new agreement also allows Senior Citizens to utilize the state of the art kitchen at the Neighborhood Resource Center for preparation of meals for the Meals on Wheels Program.
Negotiate contract with the Economic Opportunity Authority (EOA) for Retired Services Volunteer Program (RSVP) for homebound families by 3/31/01.	A Memorandum of Understanding has been executed between HAS and EOA and will be renewed annually.

<p>Negotiate with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. by 3/31/01.</p>	<p>HAS has arranged transportation services for elderly and disabled families with the following community resources: Teleride, Adult Protective Services, Community Care, Golden Age Transportation, Kay's Transportation, Senior Citizens, Inc., and the Kroger Bus.</p>
<p>Identify local community resources that will provide training, job opportunities and supportive services to the elderly and families with disabilities by 3/31/02.</p>	<p>HAS has identified several community resources to provide training, job opportunities and supportive services for elderly and disabled families: Senior Citizens, Inc., Generation One, Adult Protective Services, Source Program, City of Savannah, Economic Opportunity Authority, Salvation Army, Eastside Concerned Citizens, Coastal Georgia Center for Developmental Services & Experience Works.</p>
<p>Increase the number of active participants in the Section 8 Family Self-Sufficiency Program by 10 participants annually through 3/31/05.</p>	<p>As of 9/30/03, the Family Self Sufficiency program is 100% utilized and has a waiting list of 10 Section 8 participants. There are currently 206 active program participants.</p>
<p>Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 3/31/05.</p>	<p>During the period of 4/01/03-9/30/03, two out of 208 program participants graduated from the Family Self Sufficiency program (a total of ~1%) and an additional participant graduated in November 2003 (a total of ~2%). A total of 41 participants have graduated since the inception of the program.</p>
<p>Develop and implement a Family Self-Sufficiency Program for public housing by 3/31/04.</p>	<p>HAS staff is currently in the process of assessing ways to implement and develop this program.</p>
<p>Goal: Ensure Equal Opportunity And Affirmatively Further Fair Housing</p>	
<p>Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.</p>	<p>HAS continues to comply with the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin.</p>
<p>Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.</p>	<p>All public housing units are inspected annually and maintained in conditions equivalent to or exceeding HUD's Uniform Physical Conditions Standards.</p>

<p>Increase the number of handicapped units by 32 and the number of hearing-impaired units by 12 through modernization by 3/31/05.</p>	<p>Modernization work to create additional handicapped units and hearing-impaired units is complete.</p>
--	--

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Community Service Requirements

The Housing Authority of Savannah Community Service requirements read as follows and are included in the Admission and Continued Occupancy Policy.

COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY

Each adult resident, other than exempt individuals as defined below must:

1. Contribute 8 hours per month of Community Service (excluding political activity); or
2. Participate in an economic self-sufficiency program for 8 hours per month. The 8 hours per month may be either volunteer work or a self-sufficiency program activity or a combination of the two.

An individual may not skip a month and then double up the following month, unless approved by the Housing Authority of Savannah due to special circumstances. Activities must be performed within Chatham County, which is the jurisdiction of the Housing Authority.

An Exempt Individual is an adult who is:

1. 62 years or older;
2. Is blind or disabled as defined under 216(i)(1); or 1614 of the Social Security Act (42 U.S.C. 416(i) (1) 1382c) and who is unable to comply with the service provision, or is primary caretaker of such individual;
3. Is engaged in a work activity as defined under section 407(d) of the Social Security Act (42 U.S.C. 607(d), specified below:
 - Unsubsidized employment (at least 20 hours/week)
 - Subsidized employment (at least 20 hours/week)
 - Work experience
 - On-the-job-training
 - Job-search, job-skills training and job-readiness assistance
 - Community service programs
 - Vocational educational training (not to exceed to 12 months with respect to any individual)
 - Education directly related to employment in the case of a resident who has not received a high school diploma or GED
 - Satisfactory attendance in college or in a course of study leading to a GED (in the case of a resident who has not completed high school or received a GED)
 - Providing childcare services to an individual who is participating in a community service program

4. Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of Georgia, including a State administered welfare-to-work program; or
5. Is in a family receiving TANF assistance under a State program funded under part A of title IV of Social Security Act (42 U.S.C. 601 et seq.); or under any other Georgia welfare program, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

(a) Community Service – Community service is the performance of voluntary work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community in which the resident resides. Political activity is excluded.

(b) Economic Self-Sufficiency Program - Any program designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, employment training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Authority of Savannah will:

1. Provide written notification of the provisions of the community services requirements to all residents.
2. Determine for each public housing family which family members are subject to or exempt from the community service and self-sufficiency requirement and approve the resident's planned activities to fulfill the requirement.
3. Annually review and determine the compliance of residents with the requirement at least 30 days before the lease term expires.
4. Determine any changes to each adult family member's exempt or non-exempt status.
5. Retain reasonable documentation of community service participation or exemption in participant files.

Resident Noncompliance

If the Housing Authority of Savannah determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the Housing Authority will notify the resident:

1. Of the noncompliance;
2. That the determination is subject to Housing Authority administrative grievance procedure;

3. That unless the resident enters into an agreement under paragraph (4) of this section, the lease of the family having the noncompliant adult may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;
4. That before the expiration of the lease term, HAS will offer the resident an opportunity to cure the noncompliance during the next twelve-month period; such a cure includes a written agreement by the noncompliant adult to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the 12 month term of the lease.

Pet Policy

The Housing Authority's complete Pet Policy including information on pet registration, sanitary standards, vaccination and licensing, additional restrictions are included in the Pet Policy section in the Admission and Continued Occupancy Policy.

Residents are allowed to have a common household pet, but must comply with applicable State and local public health, animal control and animal anti-cruelty laws and regulations; and in accordance with the rules and requirements as set forth in this policy.

Common household pets shall be confined to dogs under 30 pounds when full grown; and cats.

Residents may have aquariums with fish, and also caged birds; however not more than two birds per household.

Pet not allowed include, but are not limited to: poisonous snakes, Pit Bull, Rottweiler, German Shepherd, Doberman Pinscher and any other breed of dog that will exceed 30 lbs when full grown.

An initial refundable pet deposit of a sum equal to one month's rent shall be paid by the pet owner, except in cases where the monthly rent is less than \$125.00. Then the minimum pet deposit required will be \$125.00. The unused portion of the deposit will be refunded to the resident within a reasonable time after the resident moves from the project, no longer owns a pet, no longer has a pet present in the home/apartment. A non-refundable fee of \$150.00 is required to cover reasonable operational costs related to the presence of pets. If it becomes necessary for management to treat/exterminate a home/apartment for fleas, etc., the cost of such treatment will be deducted from this fee.

Definition of Significant Amendment/Substantial Deviation

A substantial deviation from the Housing Authority's 5-Year Plan is defined as any change to the PHA's overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

Assessment in Demographic Changes in Public Housing

Neighborhood	Average Income	Average Rent	Average Family Size	Minority Population
Bartow Homes (2002)	<i>N/A – Under Modernization</i>			
Bartow Homes (2003)	<i>N/A – Under Modernization</i>			
Blackshear Homes (2002)	\$9,332	\$101.60	2.66	98.00%
Blackshear Homes (2003)	\$10,765	\$130.48	2.69	99.62%
Fellwood Homes (2002)	\$5,345	\$97.07	2.27	100%
Fellwood Homes (2003)	\$6,018	\$121.47	1.03	100%
Frazier Homes (2002)	\$7,198	\$126.25	3.16	99.99%
Frazier Homes (2003)	\$6,668	\$112.51	3.17	99.86%
Garden Homes	<i>N/A – Demolished</i>			
Hitch Village (2002)	\$6,279	\$103.87	2.97	99.99%
Hitch Village (2003)	\$5,952	\$102.18	2.92	99.89%
Kayton Homes (2002)	\$6,376	\$110.58	2.86	98.00%
Kayton Homes (2003)	\$6,215	\$63.53	2.91	99.57%
Patterson Terrace (2002)	\$8,643	\$114.00	2.14	88.46%
Patterson Terrace (2003)	\$8,817	\$119.00	2.09	89.17%
Single Family Homes (2002)	\$13,513	\$179.43	4.1	99.99%
Single Family Homes (2003)	\$15,072	\$207.65	4.18	100%
Stillwell Towers (2002)	\$8,490	\$124.32	1.02	63.20%
Stillwell Towers (2003)	\$8,469	\$128.62	1.02	70.47%
Stubbs Towers (2002)	\$7,470	\$167.87	1.03	90.83%
Stubbs Towers (2003)	\$7,828	\$173.59	1.03	94.49%
Wessels Homes (2002)	\$7,175	\$125.88	2.5	99.50%
Wessels Homes (2003)	\$6,486	\$116.87	2.41	99.49%
Yamacraw Village (2002)	\$5,737	\$91.95	2.83	99.39%
Yamacraw Village (2003)	\$5,867	\$97.12	2.84	99.2%
All Neighborhoods (2002)	\$7,778	\$122.07	2.50	94.30%
All Neighborhoods (2003)	\$8,014	\$124.82	2.39	95.61%

Section 8 Project Based Vouchers Statement

The Housing Authority of Savannah will provide Project Based Section 8 Vouchers as outlined in the Section 8 Administrative Plan. The Project Based Section 8 Voucher Program was adopted by the Board of Commissioners on September 10, 2001.

The Housing Authority has determined that project-basing is an appropriate option because it will assist in increasing the overall utilization rate for its Section 8 Program. Project-basing will also enable tenants to eliminate time consuming housing searches and to find housing guaranteed to be convenient to various services.

The number of project based units made available will be “equal to 20% of the total funding available under the Annual Contributions Contract (ACC) for tenant based assistance (Housing Choice Voucher funding), equivalent to 20% of the baseline units established by HUD.”

All new Project Based Assistance agreements... “must be for units located in census tracts with poverty rates of less than 20%, unless the Housing Authority of Savannah secures an exception from HUD.” The Housing Authority of Savannah has determined that entering into a Housing Assistance Payments Contract for Project Based Assistance is consistent with the Annual Plan and HUD requirements of “deconcentrating poverty and expanding housing and economic opportunities.”

Section 8 Homeownership Capacity Statement

The Housing Authority of Savannah will provide current Housing Choice Voucher participants with the option of participating in a Homeownership Program as outlined in the Section 8 Administrative Plan. The Section 8 Homeownership Program was adopted by the Board of Commissioners on September 10, 2001.

The Housing Authority of Savannah has demonstrated its capacity to administer a successful homeownership program in compliance with HUD regulations included in 24 CFR 982.625 by incorporating the following requirement into its plan:

“A minimum down payment equal to 3% of the purchase price of the selected home is required for participation in the program. At least 1% of this requirement must come from the households’ own funds.”