

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 2000

PHA Plan

PHA Identification Section, Page 1

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Agency Identification

PHA Name: Housing Authority of Savannah

PHA Number: GA002

PHA Fiscal Year Beginning: (mm/yyyy) 4/01/00

Public Access to Information

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

- Main administrative office of the PHA (**200 East Broad Street, Savannah, GA**)
- 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: (select all that apply)

- 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 (**Ola Wyeth Branch, 4 East Bay Street, Savannah, GA**)
- PHA website (**www.savannahpha.com**)
- Other (list below)

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

- 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: (state mission here) **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 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 2000
[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 agency for fiscal year 2000 (4/1/00 – 3/31/01). The plan was developed as a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and was developed in full cooperation with the residents of the Housing Authority of Savannah.

The Housing Authority has revised its Admission and Continued Occupancy Policy and its Section 8 Administrative Plan, where applicable, to accommodate the mandatory provisions of the QHWRA including a policy for the deconcentration of poverty (income mixing), site-based waiting lists, minimum rent hardship exceptions, and public housing family choice of rental payments. These changes are outlined in this plan and represent significant changes in Housing Authority policy.

The Housing Authority of Savannah's Five-Year Plan and Annual Plan were adopted by the Board of Commissioners on January 5, 2000.

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.

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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 2000 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:

- E** PHA Management Organizational Chart (**GA002e01**)
B FY 2000 Capital Fund Program 5 Year Action Plan (**GA002b01**)
C Public Housing Drug Elimination Program (PHDEP) Plan (**GA002c01**)

- D Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (GA002d01)
 Other (List below, providing each attachment name)

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
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admission and Continued Occupancy Policy (ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	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; (included in ACOP) 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	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 ACOP	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing ACOP	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing ACOP	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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
	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
✓	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	agency	Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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	N/A	5	4	4	3	3	5
Income >30% but <=50% of AMI	N/A	5	4	4	3	3	5
Income >50% but <80% of AMI	N/A	4	4	4	2	3	4
Elderly	4,526	3	4	2	2	2	2
Families with Disabilities	9,211	5	5	3	5	2	2
Black	N/A	4	4	4	2	3	4
White	N/A	2	2	2	2	2	1

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: 1998 – 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- 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	710		450
Extremely low income <=30% AMI	665	93.7%	
Very low income (>30% but <=50% AMI)	38	5.4%	
Low income (>50% but <80% AMI)	7	0.9%	
Families with children	378	53.2%	
Elderly families	23	3.24%	
Families with Disabilities	43	6.06%	
Black	662	93.2%	
White	46	6.5%	
Other	2	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	332	46.7%	
2 BR	255	35.9%	
3 BR	90	12.7%	
4 BR	26	3.7%	

Housing Needs of Families on the Waiting List			
5+ BR	7	1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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	1334		195
Extremely low income <=30% AMI	1328	99.6%	
Very low income (>30% but <=50% AMI)	5	.40%	
Low income (>50% but <80% AMI)	1	0%	
Families with children			
Elderly families	31	2.32%	
Families with Disabilities	116	8.70%	
Black	1297	97.23%	
White	35	2.62%	
Other	2	.15%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	148	11.09%	
2 BR	593	44.45%	
3 BR	471	35.31%	
4 BR	99	7.42%	
5+ BR	23	1.72%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? <u>closed July 1999</u>			
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 (<i>families requiring units accessible to the physically disabled and/or visually and hearing impaired</i>)			

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.

In order to comply with the deconcentration of poverty and income-mixing requirements of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority is focusing on raising the average income of residents of public housing. The Housing Authority plans to accomplish this through developing and employing admissions preferences for working families and implementing site-based waiting lists. The Authority will also continue to provide supportive services with a focus on self-sufficiency for its residents through the Resident Services Program and the Public Housing Drug Elimination Program.

The Housing Authority will also focus on the rehabilitation and modernization of its public housing units. By increasing the marketability of these units, the Housing Authority can lower its vacancy rate and help raise its Public Housing Assessment System (PHAS) score.

(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 Marcus Stubbs and Horace Stillwell Towers

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 2000 grants)		
a) Public Housing Operating Fund	\$5,153,450	
b) Public Housing Capital Fund	\$3,665,186	
c) HOPE VI Revitalization	n/a	
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,952,297	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$585,200	
g) Resident Opportunity and Self-Sufficiency Grants	n/a	
h) Community Development Block Grant	n/a	
i) HOME	n/a	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Development Grant GA002019	\$2,156,300	Capital Improvements
Comprehensive Grant GA006P00270899	\$317,500	Capital Improvements
Public Housing Drug Elimination Program	\$230,440	Safety/Security
3. Public Housing Dwelling Rental Income		
Dwelling Rents	\$3,573,000	Operations
Excess Utilities & Other	\$303,136	Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Non-Dwelling Rentals	\$3,961	Operations
Investment, Public Housing	\$300,000	Operations
Investment, Section 8	\$125,000	Section 8 Supportive Services
4. Non-federal sources (list below)		
Deferred Credits – Land Sales	\$2,400,000	Capital Improvements
Region Board 18	\$20,000	Support Services
Total Resources	\$25,785,470	

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 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? **13**

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? **13**

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)

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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? **(94% of applicants on the waiting list have incomes below 30% of the median)**

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 **(94% of applicants on the waiting list have incomes below 30% of the median)**

(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 Admission 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.**
- 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

- 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 (**pending**)
If selected, list targeted developments below: **all neighborhoods**
 - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: **all neighborhoods**
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other (list policies and developments targeted below)
Preference for working families and those enrolled in educational training and upward mobility programs.
- 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:
All neighborhoods - median income in all neighborhoods is below 30% of area median income.

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 Section 8 Administrative Plan (p.14) – [Applicants will not be admitted to the Section 8 waiting list] if any member of the family...has committed drug-related criminal activity or any other criminal activity. These crimes include, but are not limited to all crimes of assault, battery, sex crimes, theft, vandalism and all other crimes against the person and/or crimes that endanger the peaceful possession and use of property.

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 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 Section 8 Administrative Plan (p.42) – The Housing Authority will supply to landlords/owners the following information regarding families who are seeking rental units and have been determined eligible for the Section 8 Housing Assistance Program.

- 1. The family's current and prior address as shown in the Housing Authority records;**
- 2. The name and address of the landlord at the family's current and prior address;**
- 3. When a family wants to lease a dwelling unit, the Housing Authority may offer the owner or landlord other information in the Housing Authority's possession, about the family including information about the tenancy history of family members or about drug-trafficking by family members;**
- 4. The Housing Authority will provide the same type of information for all families to all owners; and**
- 5. The information provided to a landlord/owner under this policy may be provided in writing or orally.**

(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)

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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 Section 8 Administrative Plan (p.27) – Extensions of the housing Voucher may be granted based upon:

- a) **The degree to which the family has made an effort to locate an acceptable unit by contacting landlords, real estate companies, etc.**
- b) **The support services requested and provided;**
- c) **The family’s participation in supplemental briefing sessions;**
- d) **Extenuating circumstances, such as hospitalization, family emergencies, etc., which affected the family’s ability to locate an acceptable unit during the first 60 day period but are not expected to affect their search during the additional period, if granted;**
- e) **Whether the family’s size or need for barrier-free housing has affected their success in finding an acceptable house within the initial 60 day period but that a reasonable chance for success would exist if the family was afforded additional time; and**
- f) **Whether the family has submitted any previous Request for Lease Approval that, although not suitable, has demonstrated their efforts to locate a unit.**
- g) **The Housing Authority will consider whether to grant a request to extend the term of the Voucher, if a member of the family is a disabled person and the family needs an extension because of this disability; however the initial term plus an extension may not exceed a total period of 120 calendar days from the beginning of the initial term.**

(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)

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.

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)

- 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 - See (e)

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 Section 8 Administrative Plan (p.49) – The Housing Authority of Savannah will make affordability adjustments for rents under the Voucher program using the following criteria:

- a) Rent Burden – percent of tenant rent to adjusted household income by bedroom size;**
- b) Contract rents for specific bedroom sizes;**
- c) Rent Burden relative to availability of units by bedroom size;**
- d) Rent Reasonableness;**
- e) Reduction in the number of families to be served if the Payment Standard is increased.**

The Housing Authority will conduct an Affordability Adjustment review using the above factors at least every two years. The Housing Authority in its sole discretion, may conduct a review more often if market conditions warrant such review.

(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.
- 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	2,671	450
Tenant-Based Housing Choice Vouchers (Certificates & Vouchers merged)	973	195
Section 8 Mod Rehab: Chatham Apartments	197	49
Duffy Street (Single Room Occupancy)	40	6
Special Purpose Section 8 Certificates/ Vouchers: Shelter Plus Care Grants	112	9
Family Unification Program Grant	70	15
Public Housing Drug Elimination Program (PHDEP)	2,671	n/a
Other Federal Programs(list individually)		

* Estimated number of units available annually for Duffy Street SRO and Chatham Apartments are based on turnover rates in years 1998 and 1999. Estimates for the other programs are based on annualized turnover rates from 1999.

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 12/15/99.*

HOUSING AUTHORITY OF SAVANNAH PERSONNEL POLICY. The Housing Authority Drug-Free Workplace 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; Sexual Harassment Policy adopted 4/13/88.*

HOUSING AUTHORITY OF SAVANNAH PROCUREMENT POLICY. *Adopted by the Board of Commissioners 11/4/98.*

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

SECTION 8 EXISTING HOUSING PROGRAM ADMINISTRATIVE PLAN. *Adopted by the Board of Commissioners 12/15/99.*

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.*

POLICY FOR PAYMENT OF DAMAGES TO TENANTS PERSONAL PROPERTY. *Adopted by the Board of Commissioners 11/19/86.*

POLICY FOR INDIVIDUALS TO ADDRESS BOARD OF COMMISSIONERS. *Adopted by the Board of Commissioners 2/11/87.*

PUBLIC RELATIONS POLICY. *Adopted by the Board of Commissioners 4/13/88.*

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.

The grievance procedures for the public housing and the Section 8 programs are located on p. 37 of the Admission and Continued Occupancy Policy and p. 59 of the Section 8 Administrative Plan, respectively.

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)
 - Leasing & 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 (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 (GA002b01)

-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:
2. Development (project) number:
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:

Fellwood Homes & Fellwood Homes Annex
Garden Homes Estate & Garden Homes Annex

- 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:

Fellwood Homes & Fellwood Homes Annex
Garden Homes Estate & Garden Homes Annex

- 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.)

2. Activity Description

- 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: Garden Homes Estate and Garden Homes Annex	
1b. Development (project) number: GA002003 and GA002006	
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: <u>1/00</u>	
5. Number of units affected: 315	
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: 06/01/00 b. Projected end date of activity: 12/30/00	

Demolition/Disposition Activity Description

1a. Development name: Fellwood Homes & Fellwood Homes Annex	
1b. Development (project) number: GA002001 and 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"/> (in conjunction with HOPE VI project)	
4. Date application approved, submitted, or planned for submission: <u>4/00</u>	
5. Number of units affected: 303	
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: 9/30/01 b. Projected end date of activity: 9/30/06	

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 apartments available for occupancy. In 1998, the Housing Authority received approval from HUD to allow occupancy by persons 55 years or older in Stillwell Towers to help facilitate higher occupancy rates. In addition to the high-rises mentioned above, the Authority maintains forty studio and one-bedroom units in Simon Frazier Homes that are designated for occupancy by the elderly and/or 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

<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

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: _____)

- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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

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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 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	Blackshear Homes Community Center and Housing Authority Central Office	Public housing
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.	Available to all residents	N/A	618 West Anderson	Public housing and Section 8
Fred Wessels Resident Management Corporation (RMC) Fred Wessels RMC is a business venture consisting of residents of Fred Wessels. The Corporation is presently involved in on-going negotiation with the Housing Authority to assist the Facilities Management Department in the refurbishing of apartments in Fred Wessels. The corporation will recruit, hire and train resident employees to carry out the responsibilities for the venture. Successful applicants will be compensated	Available to all residents – first priority given to Fred Wessels Homes residents	Applications on file. Trained residents and best qualified will be selected.	Fred Wessels Homes 200 East Broad Street	Public housing
Patterson Terrace Resident Management Corporation (RMC) Patterson Terrace RMC is a business venture managed by residents of Patterson Terrace. The corporation is in the	Available to all residents – first priority given to Patterson Terrace	Applications on file. Trained residents and best qualified will be selected.	Pickens Patterson Terrace 300 Lewis Drive	Public housing

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.	residents			
Georgia School-To-Work Partnership Planning Grant, \$55,000 This application was submitted by the Coastal Georgia Workforce Development Partnership and will be administered by the Savannah Area Chamber of Commerce. This grant will expand and solidify community partnerships focused on school to work programs.	Available to all residents	Develop and maintain application list for selection	Housing Authority Central Office, Blackshear Homes Community Center	Public housing
Certified Workforce Corporation (CWC) Provides residents with training for jobs in the customer service industry. Training lasts for 12 weeks and successful applicants are certified upon demonstrating knowledge of customer service skills.	Undetermined	Residents with a minimum of a 5 th – 8 th grade reading level	Housing Authority Central Office, Blackshear Homes Community Center, Savannah Electric & Power Co.	Public housing and Section 8
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, recreation centers, and the Mobile Computer Learning Laboratory. Training received on the Mobile Computer Learning Lab is seen as a first step on a career path.	Available to all residents	Available to all residents	Housing Authority Central Office, 514-A W. Gwinnett Street, all management offices	Public housing

<p>Job Search Assistance Center This center provides skills assessments on interest and aptitude and determines eligibility and suitability for JTPA, 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, Blackshear Homes Community Center, JSAC Center (1 Bull Street)	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 (East Henry Street), Housing Authority Central Office	Public housing and Section 8
<p>Savannah-Chatham Works Collaborative This program is a collaborative effort between many social service agencies in Savannah that meets monthly to share information, review, monitor and tract the success of programs and services related to welfare reform.</p>				
<p>EOA Headstart Program Childcare program.</p>	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	n/a	n/a
Section 8	240	77

- 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 use 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)

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 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 prevention programs attempt to address various community, family, and individual risk factors by promoting protective factors through activities, education and empowerment.

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)

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

All neighborhoods are affected. Hitch Village, Yamacraw Village, Fellwood Homes, and Garden 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

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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (GA002c01)

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 (GA002d01)
 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:
See Attachment GA002d01

 Other: (list below)

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

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)

 - 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)

The actions and activities outlined in the Housing Authority's Annual and Five-Year Plans are consistent with the City of Savannah's Housing and Community Development Plan (1998-2000). Specifically, three goals identified by the City can be supported with the actions identified in this plan. These goals are:

Housing Goal #3 – A city in which all residents, regardless of income level, have access to affordable housing.

Housing Goal #5 – 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, and housing modifications.

Housing Goal #8 – A city with public housing neighborhoods free of substandard and inadequate facilities.

- Other: (list below)

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

The City of Savannah provides baseline law enforcement services as well as maintains the streets within public housing neighborhoods. The City also provides many supportive services that benefit the entire community as well as public housing residents. These services are discussed in the Housing and Community Development Plan.

D. Other Information Required by HUD

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

Admissions Policy for Deconcentration

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 social security disability, supplemental security disability, or any payments based on inability to work will be given benefit of this working preference.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

- A. Amount of PHDEP Grant \$** 587,461.00
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 _____ R X
- C. FFY in which funding is requested** 2001
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Our overall program is a comprehensive approach that utilizes prevention, education, enforcement and recreation, the programs and activities funded under the grant are designed to reduce risk factors that are affecting our residents and to provide protective factors to assist them. It is our plan to concentrate on education/prevention programs at our Prevention Resource Centers, which in turn will help to reduce-related crime our public housing neighborhoods.

We are most proud of our twenty-six (26) public housing Resident Consultants who live in their respective neighborhoods and deliver the prevention activities through our Prevention Resource Centers, Police Mini-Stations and Recreation Center. We also have a collaborative relationship with several different law enforcement agencies, utilizing our Investigator as our liaison and our Mobile Computer Learning Lab has been an excellent educational outreach vehicle while our new scholarship program will enforce the importance of education. In addition we collaborate with a variety of youth serving organizations, leveraging our resources to reinforce their efforts.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Fellwood Homes	303	527
Yamacraw Village	315	857
Garden Homes Estates	315	568
Fred Wessels Homes	250	629

Robert Hitch Village	337	777
Francis Bartow Homes	94	220
Kayton Homes	164	432
Frazier Homes	236	620
Stubbs Towers	210	160
Stillwell Towers	211	200
Blackshear Homes	100	262
Patterson Terrace	76	166
Unnamed Project	60	275
Total		5,693

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$ 535,400.00	GA06DEP002093	-	No	06/30/95
FY 1996	\$ 650,233.00	GA06DEP002094	-	No	06/30/96
FY 1997	\$ 650,230.00	GA06DEP0020195	-	No	06/30/97
FY 1998	\$ 650,250.00	GA06DEP0020196	-	No	06/30/98
FY 1999	\$ 691,571.00	GA01DEP0020198	\$ 124.00	No	06/30/99
FY 2000	\$ 691,320.00	GA01DEP0020198	\$ 464,000.00	No	06/30/00

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Drug/Crime prevention aim to produce two broad categories of effects: immediate results and long term outcomes. The renewed involvement of the resident in positive programs will be our immediate goal, the reduction in drug use and the crime associated with use is our ultimate long term goal.

Goal I: To reduce the number of drug related crime committed on the premises of public housing neighborhoods by 5% each year. By empowering residents to become resources against crime through the overall efforts of the Investigator and other PHDEP activities.

Goal II: To continue eleven Prevention Centers in our public housing neighborhoods (Note: Kayton & Frazier neighborhood share one community center) involving at least 50% of youth and 25% of adults.

Goal III: Our initial goal was to “double” (6% average to 12%) resident association participation at 9 sites by partially adopting drug and crime prevention as an ongoing focal point of each resident association meeting. This achieved goal will promote positive changes, healthy values, and wider concordance against drugs and crime.

Goal IV: To develop and start a successful job training program, utilizing the Mobile Computer Learning Lab and other resources in Savannah.

Goal V: To improve our early intervention component for adults and youths by utilizing counselor/interventionists for home visits and training of residents.

Goal VI: To continue our community collaboration with organizations and agencies that can benefit our residents –partners with whom we leverage resources, prevention agencies, organizations, juvenile and adult parole and probation.

We keep participation records, contracts, and when necessary, design specific contracts pertinent to working with our residents, which also provides verification of community involvement with our residents.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	\$ 51,144.00
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$ 536,317.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$ 587,461.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement N/A					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel N/A					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators				Total PHDEP Funding: \$ 51,144.00			
Goal(s)	The investigator will coordinate crime prevention in conjunction with the Savannah Police Department, PHDEP Staff and Public Housing residents.						
Objectives	To reduce crime in public housing.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. National Night Out	1,500	Public Housing residents	8/1/00	8/1/00	\$ 1,100	Donations: Kroger, SPD, and Public Housing residents	A number of residents involved increased Resident Association attendance.
2. To collect Part I Crime and Police Incident Reports in public housing.	1000+	Public Housing residents	7/30/00	6/30/01	\$ 50,044	In Kind: SPD	Yearly reports verifying Type-Place-Frequency of crime in public housing.
3. To continue coordinating the Crime and Safety Committee Meeting.	All Public Housing resident	Public Housing residents	7/1/00	6/30/01	Invest Salary	In Kind: SPD	To deliver coordinated activities like National Night Out event and gun-buyback.

9140 - Voluntary Tenant Patrol			N/A					Total PHDEP Funding: \$ 0			
Goal(s)											
Objectives											
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators				
1.											
2.											
3.											

9150 - Physical Improvements				N/A				Total PHDEP Funding: \$ 0			
Goal(s)											
Objectives											
Proposed Activities		# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators			
1.											
2.											
3.											

9160 - Drug Prevention				N/A				Total PHDEP Funding: \$ 536,317.00			
Goal(s)											
To continue operations of the Prevention Resource Centers.											
Objectives											
To continue to offer Prevention activities that provide protective factors and reduce risk factors.											
Proposed Activities		# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators			
1. Prevention Resource Center Activities 5-7 days per week.		1,400	Public Housing residents	7/1/00	6/30/01	Approx. Budget \$426,000	Partners In Kind \$50,000	Participation numbers School grades – pass/fail juvenile incidents.			
2. To continue “Education as Prevention” via Mobile Computer Learning Lab and Scholarships		150+	Public Housing youths and adults	7/1/00	6/30/01	\$100,000	-	50% residents graduate from college. 80% residents obtain skills for jobs.			
3. Teen Leadership Clubs		120+	Public Housing teens	7/1/00	6/30/01	\$10,317	In Kind from Partners \$5,000	-Participation numbers -Volunteer work results -Pass/Fail rates			

9170 - Drug Intervention				N/A				Total PHDEP Funding: \$ 0			
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment		N/A			Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs		N/A			Total PHDEP Funds: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130	Activity 1	\$ 21,000.00	Activity 2,3	\$ 51,144.00
9140				
9150				
9160				
9170	Activity 1,2,3	\$ 200,317.00	Activity 1,2,3	\$ 536,317.00
9180				
9190				
TOTAL		\$ 221,317.00		\$ 587,461.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

All certifications are completed and can be found in the grant application, including:

- FY 1999 PHDEP Application Data Input Form
- Project Summary Congressional Notification
- FY 1999 PHDEP Summary Budget Information (HUD)
- Certification of Drug Treatment
- Certification of Law Enforcement and CEO Baseline Services
- Certification of Law Enforcement Records and Information
- Certification of Consolidated Plan
- Certification of EZ/EC
- Certification by Residents Organizations
- Verification of Unit Count
- SF 424; Funding Matrix, SF 424-A
- Assurances-Non-Construction Programs
- Applicant/Recipient Disclosure/Update Report
- Certification-Drug Free Workplace
- Certification of Payments to Influence Federal Transactions
- Disclosure of Lobbying Activities

**Housing Authority of Savannah
Resident Advisory Board Meeting
Leasing & Occupancy Office
June 22, 1999 3:30 PM**

Minutes

Mr. Collins opened the meeting by introducing himself and Ms. Viola DeLoach, Director of Housing Management. Mr. Collins explained that recent congressional legislation required housing authorities to develop Five-year and Annual Plans. The Resident Advisory Board was established to assist the Housing Authority in developing these plans by participating in the planning process and making recommendations regarding the plans.

The residents were provided a handout outlining the eighteen components of the Annual Plan. Ms. DeLoach briefly discussed various components of the plan and the basic goals of HUD. Mr. Collins asked that the residents review the handout and prepare suggestions for the next meeting.

**Housing Authority of Savannah
Resident Advisory Board Meeting
Blackshear Community Center
July 8, 1999 4:00 PM**

Minutes

Mr. Collins welcomed the members of the Resident Advisory Board and introduced Mr. Ron Alt, Public Housing Drug Elimination Program Manager. Mr. Alt discussed the Crime and Safety component of the Annual Plan. He briefly explained the activities the Housing Authority is currently participating in and the collaborative relationship with the Savannah Police Department. Mr. Alt asked if there were any questions or comments regarding this component. No comments were received.

Ms. Viola DeLoach, Director of Housing Management, briefly discussed the self-sufficiency component of the Annual Plan and asked the Resident Advisory Board what they would like to see included in this plan. Several residents asked that more childcare be provided to accommodate working parents. Residents also explained the importance of having extended hours for daycare centers and the possibility of having transportation provided. One resident asked for a work incentive program such as rebates on medical or car insurance. Several residents asked about the possibility of reinstating the Kid's Kitchen – a program that provides neighborhood children after-school snacks. Ms. DeLoach explained that the success of the Kid's Kitchen program relies on neighborhood volunteers helping in the afternoons to distribute food. This was the main reason the program was originally discontinued.

Another resident stated that she would like continuing education classes to increase her marketability for potential jobs.

**Housing Authority of Savannah
Resident Advisory Board Meeting
Blackshear Community Center
September 21, 1999 3:30 PM**

Minutes

Draft copies of the Housing Authority's Agency Plans were distributed to all Resident Advisory Board Members. Mr. Collins thanked the residents for attending and spoke briefly about the various elements of the plans. Director of Housing Management Viola DeLoach was introduced and spoke about changes to the Admissions and Continued Occupancy Policy as required by the Quality Housing Work Responsibility Act. These changes include a tenant choice of either an income-based rent or a flat rent, the development of a public housing self-sufficiency program and the development of a pet policy.

Director of Facilities Management Joseph Smith explained the changes in funding for capital improvements. Capital improvements were previously funded through the Comprehensive Grant Program. This program has been replaced by the Capital Fund Program. Mr. Smith also discussed modernization and development plans for the various Housing Authority neighborhoods. Plans regarding Garden Homes Estate and Garden Homes Annex, Bartow Place, Kayton Homes, and a possible HOPE VI application for Fellwood Homes were specifically discussed.

Public Housing Drug Elimination Program Manager Ron Alt discussed the various crime and drug-related initiatives the Housing Authority is planning for the next fiscal year.

Residents were encouraged to ask questions and give feedback regarding the agency plans. Staff answered questions of the residents.

The next Resident Advisory Board Meeting is scheduled for October 5, 1999.

**Housing Authority of Savannah
Resident Advisory Board Meeting
Blackshear Community Center
October 5, 1999 10:00 AM**

Minutes

Mr. Collins again welcomed the members of the Resident Advisory Board and stated that the meeting was open for the residents to ask questions or discuss particular areas of the agency plans. One resident asked about applications being taken at the various management offices. Ms. DeLoach, Director of Housing Management, explained that when the Housing Authority implements site-based waiting lists, applicants will be able to obtain applications at any of the management offices.

One resident asked about the changes to the pet policy and when they can see a draft of that policy. Ms. DeLoach explained that the final regulations regarding pet ownership in public housing have not been issued yet. The Housing Authority is currently revising its policy to meet the anticipated changes in this HUD policy. The pet policy will become part of the Housing Authority's Admissions and Continued Occupancy Policy and must be available for residents to review and comment before the changes are adopted.

A question was asked about slow Maintenance response time. Mr. Smith responded that there are many changes occurring in the Facilities Management Department. One change involves a new computer system that will allow better tracking of work orders and staff response time. The Housing Authority is hoping to improve its response time on all work orders. Mr. Collins encouraged the residents to call their manager after twice attempting to notify the Facilities Management Department.

A resident asked if the expected budget cuts for public housing by Congress would affect the Housing Authority's operating capital or modernization/capital improvement funds. Mr. Smith stated that it would most likely affect funding at all levels.

One resident asked if the Housing Authority Dwelling Lease could be changed to include two additional days to pay rent. Ms. DeLoach stated that the Housing Authority allows ample time for residents to pay rent. She explained that the Housing Managers would work with residents experiencing difficulties. Additionally, residents are able to fill out a "Request for Late Payment" form.

Another question was asked regarding the proposed demolition of Garden Homes and the Section 504 requirements of that project. Mr. Smith explained that, under the Housing Authority's proposal, only part of Garden Homes Estate and Garden Homes Annex would be demolished. The remaining buildings would receive extensive modernization and new single-family style units would replace the demolished units. Under Section 504 regulations and the Architectural Barriers Act, the Housing Authority is required to

construct 5% of the modernized and newly built units for the physically disabled and 2% for the hearing/visually impaired. He also stated that as the Housing Authority modernizes new neighborhoods these requirements are being met.

A question was asked regarding elderly residents and if they are given a choice when being transferred for modernization reasons. Ms. DeLoach stated they try to work with all residents that are being transferred. Many times, however, the location where a resident is transferred to is dictated by the available of the appropriate-sized units.

A discussion followed about the Housing Authority's pest policy. Ms. DeLoach explained that residents are responsible for keeping their own apartments pest-free. Because the Housing Authority's lease requires a tenant be home in order for staff to enter an apartment, it becomes very difficult for the Housing Authority to maintain an effective extermination program. Therefore, residents are expected to maintain their apartments pest-free and are asked to call the Facilities Management Department for extreme problems. Recently it was determined that a tree located in Bartow Place was home to a significant amount of rodents. The Housing Authority has since cut down the tree and is working with an exterminator to address other areas of concern in that neighborhood. Additionally, the Facilities Management Department will try to clean out vacant apartments in a timely manner to reduce the pest problem in surrounding apartments.

A resident asked about the community service requirements for residents. Ms. DeLoach stated that every adult resident would be required to perform 8 hours of community service each month. This requirement does not apply to elderly persons, disabled persons, persons already working, or persons in a qualified training program. This policy is still being developed and will be discussed more fully in months to come.

One resident asked if it would be possible for the Housing Authority to automatically draft rent payments from a resident's checking account. Mr. Collins stated that staff would have to research that possibility.

Finally, a resident asked if the lease could be rewritten in "plain" language and made easier to read and also if it could be made available in a larger font. Staff indicated that they would work with individual residents on a case by case basis.

**Housing Authority of Savannah
Public Hearing
Blackshear Community Center
December 1, 1999 3:30 PM**

Minutes

Mr. Collins opened the meeting by stating the purpose of the public hearing was to receive comments from the residents and the general public on the Housing Authority's Five-Year and Annual Plans and to respond to any questions the residents or public might ask. A Summary of Changes was distributed to everyone in attendance outlining the changes made in the plan subsequent to the last Resident Advisory Board Meeting.

Mr. Collins asked for comments or questions. A question was asked about the relocation process for residents in Garden Homes if the Housing Authority's demolition application is approved. Mr. Smith, Director of Facilities Management, responded that the demolition plan requires the Housing Authority to outline the procedures for relocating residents. All residents needing to be relocated will be housed in other public housing neighborhoods or, if vacant housing is not available, residents will receive Section 8 vouchers. All moving expenses will be paid by the Housing Authority.

Mr. Collins asked if there were any other questions or comments. No comments were received. Mr. Collins polled the audience to determine if there was anyone in attendance besides Chris Colson of Georgia Legal Services and a police officer who was not a member of the Resident Advisory Board (RAB), a public housing resident, a Section 8 resident or a staff member.

There being no further questions or comments, the public hearing was adjourned.

Residents were asked at their respective August Residents' Association Meetings to provide input regarding what they would like to have included in the Agency Plans. Their responses are as follows:

Fellwood Homes & Fellwood Homes Annex / Bartow Place

1. Childcare centers operated by the Housing Authority within each neighborhood for parents who either work or attend school full-time.
2. Mandatory budgeting classes for all Heads of Household.
3. A time frame for transferring residents into an appropriate sized unit based on their household size.
4. Rent freeze with the stipulation that a savings account be started with the focus on homeownership.
5. Mandatory banning on persons who have been evicted for criminal or drug-related activities. Relatives and/or friends still residing on the premises should be responsible for keeping them off.

Yamacraw Village

1. More educational and training programs for Housing Authority residents.
2. Childcare for parents that are working or going to school. Hours of operation to include days, late evenings, and nights.
3. Central heating and air conditioning in the apartment.
4. Transfers for families into larger apartments when their family size increases.
5. Training programs on money management.
6. Training programs on homeownership.

Garden Homes Estate & Annex / Blackshear Homes / Single Family Homes

1. On-site job training for residents.
2. Rent freeze for working residents not on Peach/Work First Programs.
3. Transfers to appropriate sized apartments.
4. Activities for elderly residents.
5. Activities for children in the Single Family Homes.

Stillwell Towers / Stubbs Towers

1. The separation of "young handicapped/disabled" from the senior citizen population. This issue was discussed at great length and the residents felt very strongly that the two should not reside in the same building due to different lifestyles.

Fred Wessels Homes / Hitch Village

1. Provide central heating and air conditioning for all Housing Authority neighborhoods.
2. Provide childcare for all working families living in Housing Authority communities.
3. Create a Housing Authority version of the 18 months rent exclusion rule for new working families.

Kayton Homes / Frazier Homes / Patterson Terrace

1. Centralized heating and air conditioning.
2. Homeownership programs.
3. Evening childcare services.
4. Money management classes.
5. Parenting workshops.

Responses of the Housing Authority of Savannah to Comments, Concerns and Objections of the Resident Advisory Board

The Housing Authority met with the Resident Advisory Board (RAB) on four separate occasions, not including the public hearing, to discuss the proposed Agency Plans. The meetings were very interactive with many of the RAB members participating. A list of Comments, Concerns and Objections was forwarded from Georgia Legal Services subsequent to the resident meetings.

The comments, concerns and objections are listed below with the Housing Authority's response to each included.

***Comment:** Both the missions and the goals and objectives of the five year plan must focus on the needs of the low, very low, and extremely low income people in the area that the Housing Authority serves. 24 CFR903.5 To the extent that this Goal [Increasing the number of working families from 49% to 70% by 3/31/05] anticipates bringing higher income households into housing and dislocating the low, very low and extremely low income people, the Resident Advisory Board (RAB) objects.*

Response: Under the Quality Housing and Work Responsibility Act, public housing authorities are required to develop an admissions policy designed to provide for deconcentration of poverty and income mixing, by bring higher income tenants into lower income public housing projects and lower income tenants into higher income projects. This provision is mandatory. The Housing Authority would like to achieve this goal mainly through working with existing residents to increase their self-sufficiency and marketability in the workforce.

***Concern:** HUD's rules state that a resident must be able to locate all basic policies and rules that affect their lives in the one year plan. This must be done in ways that are "easily identifiable" for the residents and other members of the public. (24 CFR 903.1(b)) RAB requests that such policies and rules be in capital and bold print in the final document.*

Response: The draft copy of the Housing Authority's 5-Year and Annual Plans contained a list of management and maintenance policies provided in bold type. The Housing Authority has no objection to providing this list of policies in bold type and capital letters.

***Comments:** HUD's rules state that a Housing Authority must "allocate reasonable resources to assure the effective function of Resident Advisory Boards". (24 CFR 903.13(a)) No funds were allocated by the HAS to assure the effective functioning of the RAB.*

A. Some items to fund should include the following:

- 1. A coordinator hired by the RAB to set up and coordinate resident meetings.*

2. *Funding to develop an effective resident wide communication system and for copying and distributing flyers and notices to residents to keep them up to date about the planning process.*
 3. *Funding for training, technical assistance and facilitators.*
 4. *Space for advisory board meetings.*
 5. *Funding or resources for childcare and transportation to enable board members to fully participate in meetings.*
 6. *Stipends for board members who will be assisting the Housing Authority in putting plans together.*
 7. *Computers or access to computers that will allow an advisory board to have access to the information about public housing available on the Internet.*
- B. *Some sources of funds to pay for the above items are:*
1. *Housing Authority Operating funds which can fund the cost of tenant participation in management and policymaking. RAB is requesting HAS for this money.*

Response: The Housing Authority believes that the Resident Advisory Board (RAB) was provided reasonable resources in performing their responsibilities. Notices were sent to each RAB member notifying them of meeting times and dates. The Housing Authority provided meeting space for each of the RAB meetings. Managers were available to copy flyers, notices and other material upon request. RAB members needing transportation were assisted by their Housing Manager or by the Resident Services staff. The Housing Authority's Resident Services Coordinator was available to facilitate further requests of the Resident Advisory Board.

Concern: The RAB is concerned about the method by which this occurs (goal: Increase the percentage of families with employed family members from 49% to 65% by 3-31-05). Under the welfare to work program, many recipients with temporary assistance to needy families (TANF) are experiencing shortages of childcare and transportation as they are attempting to become employed. At the end of 1998, there were 935 children who were unable to be placed in childcare which would have enabled their parents to become employed. To the extent that the HAS increases the population of middle income persons in their facilities, thus dislocating the very low income and low income percentages, they will be contributing significantly to the homeless population in Savannah.

Response: The Housing Authority does not intend to dislocate low- or very low-income residents for the purpose of housing middle-income persons. While the Housing Authority is required to abide by the regulations of the Quality Housing Work Responsibility Act which includes provisions for income mixing and deconcentration of poverty, the Housing Authority must insure it is still meeting the housing needs of low- and very-low income people. As stated previously, the Housing Authority hopes to increase the percentage of working families by working with existing residents and partnering with local entities to provide job training and job placement to increase residents' self-sufficiency and marketability in the workforce.

Objection: The draft of the HAS plan contains several omissions which are required to be furnished to the RAB

- 1. Page 54 "Pet Policy"*
 - 2. Admissions Policy for Deconcentration*
 - 3. PHA Plan certifications of compliance with the PHA Plans and related regulations*
 - 4. State/Local Government Certification of Consistency with the Consolidated Plan;*
 - 5. Public Housing Admissions and Continued Occupancy Policy, which includes the Tenant Selection and Assignment Plan;*
 - 6. Section 8 Administrative Plan;*
 - 7. Public Housing Deconcentration and Income Mixing Documentation*
 - 8. Public housing determination policies including the methodology for setting public housing flat rents;*
 - 9. Schedule of flat rents offered at each public housing development;*
- All of these documents were unavailable to the RAB as of October 20, 1999.*

Response:

Item 1: As indicated in PIH Notice 99-33, this information is not required to be furnished in the Agency Plans until final regulations are issued on this topic.

Items 3 & 4: A copy of the State/Local Government Certification of Consistency form has been available for review since October 15, 1999. A signed copy of the Certification of Consistency is pending until the City of Savannah completes their review of the Agency Plans.

Items 2, 5, 6, 8 & 9: In order to implement the changes of the Quality Housing and Work Responsibility Act, the Housing Authority was in the process of revising its Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan throughout the RAB meeting process. Although final drafts of these documents were not available for review during the meeting process with the Resident Advisory Board, staff discussed changes that were proposed to be made to these documents as required by the Act. On November 9, 1999, all residents were notified of the availability of the proposed Dwelling Lease and ACOP and were encouraged to provide written comments. The revised ACOP includes the public housing rent determination policies and the schedule of flat rents offered at each public housing development. A revised Dwelling Lease, Admission and Continued Occupancy Policy, and Section 8 Administrative Plan were approved and adopted by the Housing Authority's Board of Commissioners on December 15, 1999 and become effective January 1, 2000.

Item 7: Documentation of the required deconcentration and income mixing analysis was available on October 15, 1999 with the Supporting Documents as indicated in the Annual Plan. Board Certifications of Compliance with deconcentration requirements will be approved with the approval of the Agency Plans. An unsigned copy of this document is available in the Supporting Documents of the Annual Plan.

Concern: There is no data contained in the "Overall" needs column for extremely low income, very low income, low income, black or white renting families in the "Housing Needs of Families in the Jurisdiction by Family Type" table on page 6 of the Annual Plan.

Response: As indicated in the guidance paragraph located above the table, information contained in the City of Savannah’s most recent Consolidated Plan is to be used to complete the table. Information specific to each family type was not available in the Consolidated Plan resulting in a “N/A” placed under several family types.

Concern: HAS has not included the criteria for rejecting based on a criminal records check which would result in a denial. RAB requests clarification.

Response: This information is included in the ACOP, Section C2.0 Admissions – Eligibility Criteria and in the Section 8 Administrative Plan, Denying Admission to the Section 8 Program.

Concern: By denying applicants who once resided in a residence where another member is accused of criminal activity, but the applicant was never arrested, HAS is denying due process to the applicant. RAB requests that the rule be limited to wrongdoers.

Response: Under HUD’s “One Strike” provisions, housing authorities must deny occupancy to applicants who have been evicted from public housing within the past three years because of drug-related criminal activity.

Concern: The model draft does not state that a flat rent for a unit will not be calculated higher than the costs to provide and operate that unit. Also, Housing Authority does not state that it could be lower. Residents believe that flat rent should be set as low as possible.

Response: The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient. As required by the QHWRA, flat rents will be set at “rental value,” which HUD interprets to be reasonable market value.

Concern: The plan fails to state the details of the procedures which tenants may use to switch from a flat rent to income based rent. Since the circumstances in switching would probably be loss of income, the HAS should consider all facts prior to termination of any lease based upon non-payment of rent.

Response: This information is available in the ACOP, C6.0 Occupancy Policies and B3.0 Total Tenant Payment.

Concern: Since the psychology and complexity of the flat rent versus income-based rent choice may overwhelm many tenants, the Housing Authority should prepare a flyer or brochure stating, in clear language, the benefits of each choice and the situations which would prompt a tenant to make that choice. The literature should be reviewed in detail with the tenants at the time of the first re-examination where the choice is made and at each subsequent time when there appears to be a choice by the tenant to choose an income-based from a flat rent.

Response: The Housing Authority does not believe it is necessary to prepare a brochure on this topic. Rent choices will be explained to new residents during the admission process and to existing residents during annual reexamination. The ACOP, C6.0 Occupancy Policies states that “HAS will calculate both rents to enable the family to make an informed choice and will explain HAS policy whereby a flat rent may be switched to an income based rent if HAS determines that the family is unable to meet the flat rent due to financial hardship.”

Concern: By setting the payment standard to 100% of FMR, the Housing Authority risks that the payment standard is set too low. Demand for housing in Savannah has escalated rapidly in the private sector over the last 3 years. If the payment standard is set too low, people with Section 8 vouchers will have a hard time finding a residence that they can afford because landlords prefer to rent to people without vouchers. RAB recommends that the Housing Authority adopt the “above 110% of FMR by completing Section C by setting the payment standard higher than FMR because FMRs are not adequate to insure success among assisted families in locating Section 8 rental properties.

Response: To date, there have been no significant problems among assisted families locating rental properties. The Housing Authority will continue to monitor this situation and review its payment standard at least every two years. The Housing Authority in its sole discretion may conduct a review more often if market conditions warrant such review.

Concern: There is no mention of response to calls from tenants for maintenance problems. Management has suggested that if the tenant has to call more than 2 times for repairs, they should then call the property manager. Then the property manager should call maintenance and insure results. Also, HAS should provide a list of definitions of “emergency” for RAB review since the maintenance department denies after hours help unless it is an “emergency”.

Response: As discussed in the RAB meetings, the Facilities Management Department is undergoing many changes. Management is working to increase response time to resident maintenance requests. The Housing Authority defines an emergency as “situations that pose an immediate threat to life, health, safety or property, or are related to fire safety”.

Concern: Where there are one or two remaining residents in multifamily buildings which are mainly comprised of vacant units regular maintenance for trash and hygiene should be performed by the HAS Maintenance Department to reduce vermin for the remaining tenants. Also, before boarding a unit, initial cleaning should take place.

Response:

Ideally, the Facilities Management Department would prefer to clean each vacated unit prior to boarding. However, this is not always possible due to time constraints and an increased unit turnover rate in the last couple years. This situation mainly exists in Garden Homes and Garden Homes Annex. Upon HUD approval of the demolition application for this project, the remaining residents will be relocated to other public housing neighborhoods. Additionally, as described below, the Housing Authority is currently developing a pest control policy that will also help alleviate problems associated with vacant units.

Concern: Pest control treatments are no longer used by the HAS. As a result there is no policy used at this time. The Board objects to the absence of a policy and suggests that a condition of occupancy be that pest control be conducted in each unit with 48-hour notice.

Response: In response to resident concerns, the Housing Authority will implement a pest control program during the next fiscal year. Staff is in the process of developing the program and securing the appropriate licenses to apply the needed pesticides.

Concern: Prior to being served a dispossessory warrant, in cases not involving drugs or violent criminal behavior, the tenant is entitled to a grievance process. The resident is currently notified of the grievance procedure by one line contained in their lease termination letter. The sentence is in print size which is the same as the rest of the letter. In 1996, 1997 and 1998, the residents of 668 units were the targets of eviction for non-payment of rent. In 1999, a survey of HAS eviction files was conducted by Georgia Legal Services Program. The data in 466 files were recorded. Of the 466 files, 291 were based on late payments of rent (62%). Of the 271 rent based evictions, only 48 residents requested informal grievance hearings (16%). This is probably caused by the inability, the unwillingness or the fear of reading the lease termination letter in which the grievance hearing option is described. The RAB recommends that the grievance hearing options language in the lease termination letter be in large, bold and underlined print. If a second lease termination letter is sent, the tenant is told that (1) it's easier to move than to request the informal hearing or (2) that the tenant should "just wait for the dispossessory warrant". The RAB recommends that the sentence informing the tenant of their right to seek an informal grievance hearing should be in large bold and underlined print in the lease termination letter which is first sent to the tenant.

Response: The Housing Authority supplies information to tenants regarding grievance procedures through several documents. In addition to the lease termination letters, information regarding the Housing Authority's grievance procedures are included in the

ACOP and the Dwelling Lease. It is unfair to assume that because only 16% of the tenants under eviction in 1996, 1997 and 1998 requested grievance hearings, that the remaining 84% were unable, unwilling or fearful of reading the lease termination letter.

Concern: The other problem in the grievance procedure as administered is that the informal hearing is held with the property manager who wrote the lease termination letter. Of the 48 grievance hearings held, the tenant won once. This charade should be discontinued. The informal hearing should be held with a neutral party such as the Mediation Center and not with an employee of the Housing Authority of Savannah. Finally, it is critical that the Housing Authority spell out the detailed grievance procedure process in the lease, the ACOP, the Section 8 Administrative Plan and the One Year and Five Year Plans. The RAB recommends that the above changes be added in the 1999 One Year and Five Year Plans.

Response: The Housing Authority's Informal Grievance Hearing follows the method prescribed by HUD in 24 CFR Part 966.55 which states "Any grievance shall be personally presented, either orally or in writing, to the HA office or to the office of the project in which the complainant resides so that the grievance may be discussed informally and settled without a hearing." The Annual Plan has been changed to include the locations of the Grievance Procedures within the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concern: Minutes and plans [relating to Capital Improvement plans] are public information and would be another source of information to the RAB. RAB requests that Housing Authority send copies to the RAB. Minutes and plans should be published to resident and the community along with the location of where the minutes and plans can be reviewed.

Response: The Facilities Management Department, previously Modernization and Development, meets with resident-nominated representatives annually during the Comprehensive Grant Program planning process as required by HUD. Minutes of the meetings are taken and are considered public information. It is unclear at this time how HUD will prescribe the planning process for the Capital Improvement Program in Fiscal Year 2000. HUD has stated they will issue interim guidelines on this process.

Concern: RAB requests that HAS provide helpful search processes and establish services and reasonable accommodations that will help people with disabilities stay housed.

Response: The Housing Authority provides both handicap accessible and hearing-impaired apartments to accommodate disabled residents. Additionally, the Housing Authority employs a full-time Resident Services staff that is responsible for providing and coordinating social service programs to enhance the social welfare of residents.

Concern: RAB recommends that the HAS begin a model home ownership program under an approved Section 5(h) Homeownership Program (42 USC 14 37 C(h)) or approved HOPE I Program (42 USC 1437(aaa) at the least, RAB requests that the HAS report on past efforts and continued efforts to institute such a program described above.

Response: The Housing Authority will not implement a homeownership program in the next fiscal year. However, a homeownership program will be considered in conjunction with both, Garden Homes Estates/Garden Homes Annex and Fellwood Homes/Fellwood Homes Annex projects.

Concern: There have been breakdowns in communications between DFCS and the Housing Authority regarding client eligibility for income exclusions under the Welfare to Work Program. Delays have existed in DFCS confirming employment or training in a qualified income exclusion program. Thus, rent has not been calculated correctly. Evictions have resulted. RAB recommends that when a case is being terminated, the availability of a grievance hearing to the tenant be stated in large bold black print so that the facts can come to light at the hearing. Also, where a tenant awaiting welfare to work training or employment is unable to comply with the Housing Quality and Work Responsibility Act due to lack of childcare or transportation, the facts should be noted so that a tenant is not classified as non-compliant and thus penalized for the lack of resources in the program.

Response: The Housing Authority has provided the Department of Family and Children Services (DFCS) with a ledger of current residents who are TANF recipients. DFCS will monitor the list and advise the Housing Authority of residents who are in non-compliance of welfare work requirements. DFCS will also complete the necessary referral forms on TANF recipients who meet the requirements for income exclusion as defined by the “Family Supportive Act”.

Concern: The Housing Authority should partner with an agency which can counsel residents on how to remain housed in rental housing, i.e., compliance with the lease. It is clear that the residents do not read the leases and are overwhelmed by the size and the scope of the lease. This is even more true as the lease grows to incorporate new parts of the planning process. Residents should be required to undergo rental counseling (in addition to counseling at home buying) to reduce the frequency of evictions as a result of the zero tolerance (non-drug related) policy applied to late rent payments in addition to drug related and criminal activity related lease terminations.

Response: The housing management staff thoroughly reviews provisions of the lease with residents at the time of lease signing. Additionally, staff is available and willing to discuss any provision of the lease with residents at any time after lease signing. If additional counseling is needed, the Housing Authority may utilize the services of the

Economic Opportunity Authority (EOA) which is a “partnering” agency and has the only “certified” housing counselors in the area.

Concern: *The Housing Authority has two current programs to enhance the economic and social self-sufficiency of residents:*

- 1) *The Fred Wessels Resident Management Corporation training for this program began in 1994. No resident has yet received a management job offer. Housing Authority has been partially supportive of start-up of this group but has not been responsible to the implementation of the program. The many “false starts” and broken promises have caused a loss of resident interest. There has been no assumption of management functions by the Management Corporation. Fred Wessels in five years. RMC took on this project but has been stymied by the Housing Authority failure to recognize the start up problems. The Housing Authority has refused to co-sign a third party loan as a start-up requirement. Despite two years of training, no jobs have been created or filled by RMC candidates.*
- 2) *The Residents of Patterson Terrace began their own resident management corporation in June of 1997. Training was completed, the business was organized, but the Housing Authority has stymied the program by continuously rejecting contracts which have been offered by the RMC since 1998. The Housing Authority has not been a willing participant in negotiations with RMC because they have not offered counter proposals. The Housing Authority response has not been to engender a true management role, but to steer the group into inertia.*

Adding insult to injury, the Housing Authority publishes on its WEB site these two programs as accomplishments to which they point with pride. In fact, they are examples of broken promises for Section 12.

Response: The Housing Authority feels that it is very close to reaching a negotiated contract with Patterson Terrace Resident Management Corporation (RMC) to provide “screening and screening” – the screening of housing applicants for public housing and the production of window screens. Fred Wessels RMC is currently lacking start up funds. The RMC has requested the Housing Authority to co-sign a third party loan for more than \$100,000. At this time, the Housing Authority is unwilling to undertake that responsibility. Additionally, the Fred Wessels RMC has suffered from turnover by many of its residents who received training through the RMC. The Housing Authority will continue to work with both Resident Management Corporations in 2000 and has a sincere interest in seeing these organizations succeed.

Concern: *Regarding Section 3, RAB requests that the HAS publish the following information: 1) what percentage of the Housing Authority’s new hires have been public housing residents or low income people, 2) does the Housing Authority have any contracts with resident owned business at this time?, 3) What other opportunities are there for the Housing Authority to create resident owned businesses that can contract with the Housing Authority?, and 4) To what extent are the contractors hired by the Housing Authority giving residents and low income people jobs?*

Response: Although this information is maintained and reported to HUD, The Housing Authority does not believe that this information should be included in the Agency Plans.

Last fiscal year, 43% of the Housing Authority's new hires were Section 3 residents. 8.67% and 3.34% of the total dollar amount of non-construction and construction contracts, respectfully, were spent with section 3 businesses. The Housing Authority is currently contracting with one section 3 business. The Housing Authority continues to work closely with the Office of Minority and Female Business Development to identify other minority/female and section 3 businesses.

Concern: Section (2) A, page 50 indicates that there will be no family self-sufficiency program for public housing residents. It was stated on September 21, by HAS management that HAS was going to create a family self-sufficiency plan based upon each tenant's personal goals which would include signing of a contract of participation, placing rent increases into an escrow account. The RAB requests clarification on the Public Housing FSS Program.

Response: As stated in the RAB meeting and as outlined on p.5 of the 5-Year Plan (self-sufficiency goals), the Housing Authority is proposing to develop and implement a public housing FSS program by 3/31/02.

Comment: Section 12, Part D is left blank in the model draft as of October 22, 1999. When the HAS completes this Section, RAB requests the following issues to be address:

1. What types of work will the Housing Authority define as community service, understanding that community service cannot replace existing jobs?
2. What method will be maintained to notify public housing tenants that they are exempt from this requirement?
3. What efforts will be made to recruit people to join into a PH Self-Sufficiency Program?
4. What efforts will be made to survey residents as to their opinion as to how community services should be define?
5. RAB advises that resident councils can create volunteer positions that qualify as community service and Housing Authorities can contract with Resident Councils to administer community services and urges that it does so.
6. What methods will the HAS make to notify tenants that their rent will not be reduced if their welfare has been cut because of failure to meet the new welfare requirement?
7. How will the HAS administer this rent policy?

RAB recommend that notice of entitlement to grievance hearing be included in bold large underlined print in any notice of refusing to reduce rent when welfare has been cut because of failure to meet the new welfare work requirements.

RAB recommends that anyone serving the community service requirements be supervised by non-HAS employees with the attendance records being maintained by non-HAS employees. Suggestions include (1) partnering agencies, (2) social services agencies, (3) and religious organizations.

Response: As indicated in PIH Notice 99-33, this information is not required to be furnished in Agency Plans until final regulations are issued on this topic. However, many of these topics are addressed in the ACOP, C2.0 (D)

Comment: RAB requests that since HAS receives money under the drug elimination program, it publish its records of tracking and recording crime in the developments on an annual basis and publish that information stating the location where it may be reviewed.

RAB recommends that HAS include in Section I, "Other", the following: "The HAS will enforce the crime and drug prevention provisions of the lease in a manner which will include evicting only the wrongdoer from the premises and signing agreements with the remaining family members to bar the wrongdoer from the premises and report any attempted contact with the wrongdoer to the HAS. Also, HAS to utilize trespass warrants against any persons who are barred from the property to support the tenants efforts to maintain the restraining agreement."

Response: Records regarding crime in the Housing Authority's neighborhoods is available from the Housing Authority's Public Housing Drug Elimination Program. The Housing Authority is not agreeable to inserting the statement in paragraph 2 in the Agency Plans. In some instances, eviction of an entire household may be appropriate as a means of protecting the health, safety and welfare of the public housing community. The lease language mandated by federal law imposes on tenants an affirmative obligation to assure that neither they nor any member of their household or guest or other person under their control will engage in prohibited drug-related or other criminal activities.

Comment: The Pet Policy section is blank in the model draft as of October 22, 1999, Page 54. RAB requests that any pet deposit or fee paid by a tenant shall be returned to the tenant upon proof of the death or removal of the pet, said money to be returned within 14 days of the proof being furnished. RAB also requests restrictions on the numbers and type of pets as follows: [not completed]

Response: As indicated in PIH Notice 99-33, this information is not required to be furnished in the Agency Plans until final regulations are issue on this topic. However, information regarding the Housing Authority's Pet Policy may be obtained in the Admission and Continued Occupancy Policy which states that the unused portion of the pet deposit will be refunded to the resident within a reasonable time after the resident: 1) moves from the project, 2) no longer owns a pet, or 3) no longer has a pet present in the unit. Residents will be allowed to have one common household pet which can include a cat, a dog under 30 pounds when full grown, an aquarium with fish, and also caged birds (no more than 2 birds per household).

Comment: RAB requests that either: (1) a copy of the most recent audit be included in each of the annual plans; or (2) a copy of the most recent audit be made available within 30 days after its completion and made available for review at a location to be made public.

Response: A copy of the Housing Authority's most recent fiscal year audit is included in the Supporting Documents as indicated in the Annual Plan.

Comment: PHA did not complete Part III, Section 18 as to what manner the PHA will address the RAB comments. It is assumed that it is left incomplete since the RAB comments are still being formulated. Since the HAS has stated that there will be no further RAB meetings after the last meeting of October 5, 1999, the RAB will issue its final comments after it sees the final draft of the Five-Year and One Year Plans. All the comments should be attached to the plans after the comments are forwarded to the HAS. RAB requests that at that time, Part 3 of Section 18 be completed prior to submission of the Plans.

Response: This document serves as a response to RAB comments.

Comment: Page 55 states "Civil Rights certifications are included in the PHA Plan Certifications of Compliance with the PHA plans and related regulations". RAB requests that these documents be included in the model draft. RAB also requests the following regarding "Civil Rights Certification": 1) That the HAS examine its program to identify any obstacles to fair housing choice; 2) Address these obstacles in a reasonable way considering available resources; and 3) Work to overcome these obstacles and maintain records reflecting the analysis and the PHAs actions.

Response: The Housing Authority is required to submit the PHA Plan Certifications of Compliance to HUD with the submission of the Agency Plans. The Certification form will be signed after Board approval of the Agency Plans. A copy of the PHA Certifications of Compliance is included in the Supporting Documents as described in the Annual Plan. The Housing Authority continues to examine its program and has not identified any obstacles to fair housing.

**Annual Statement/Performance and Evaluation Report
Capital Funds Program Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
All Neighborhoods	09/30/2001			09/30/2002			
GA06P002003	03/30/2002			09/30/2003			
GA06P002006	03/30/2002			09/30/2003			
GA06P002009	03/30/2002			09/30/1930			

Signature of Executive Director and Date

X

01/25/00

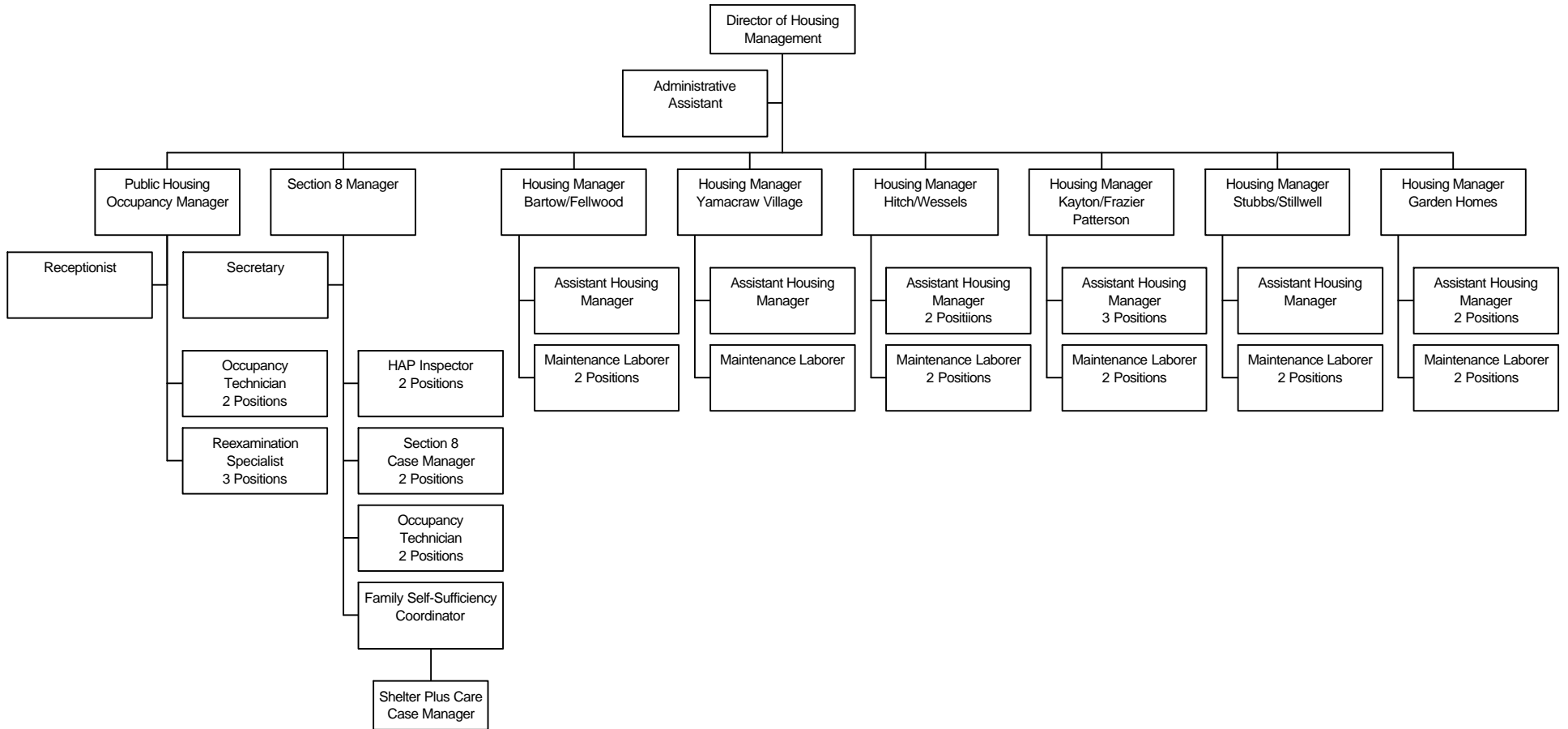
Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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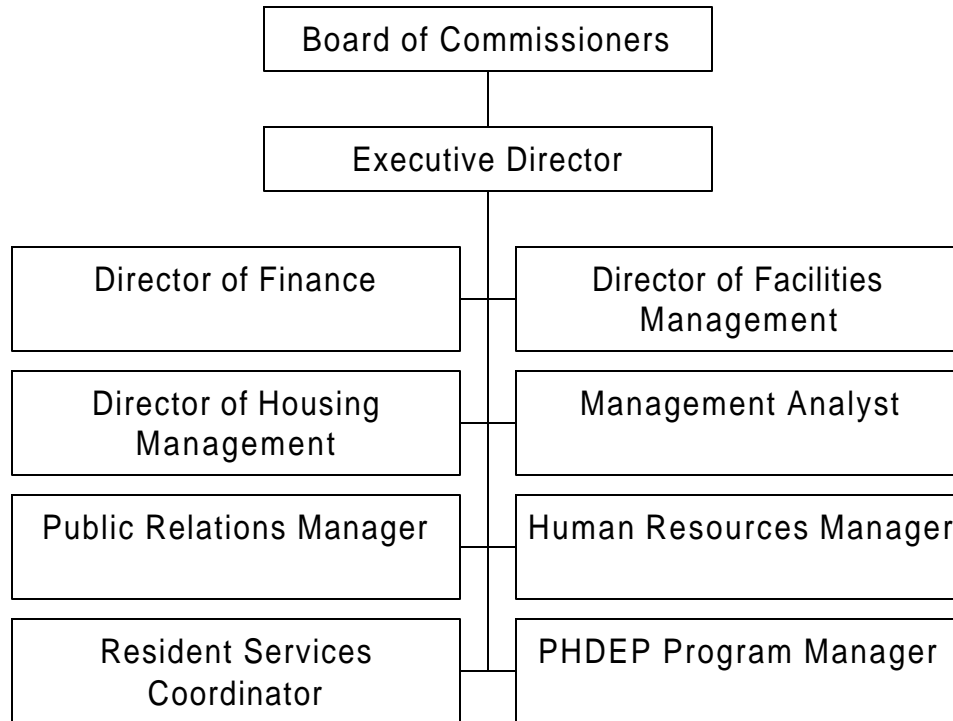
1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

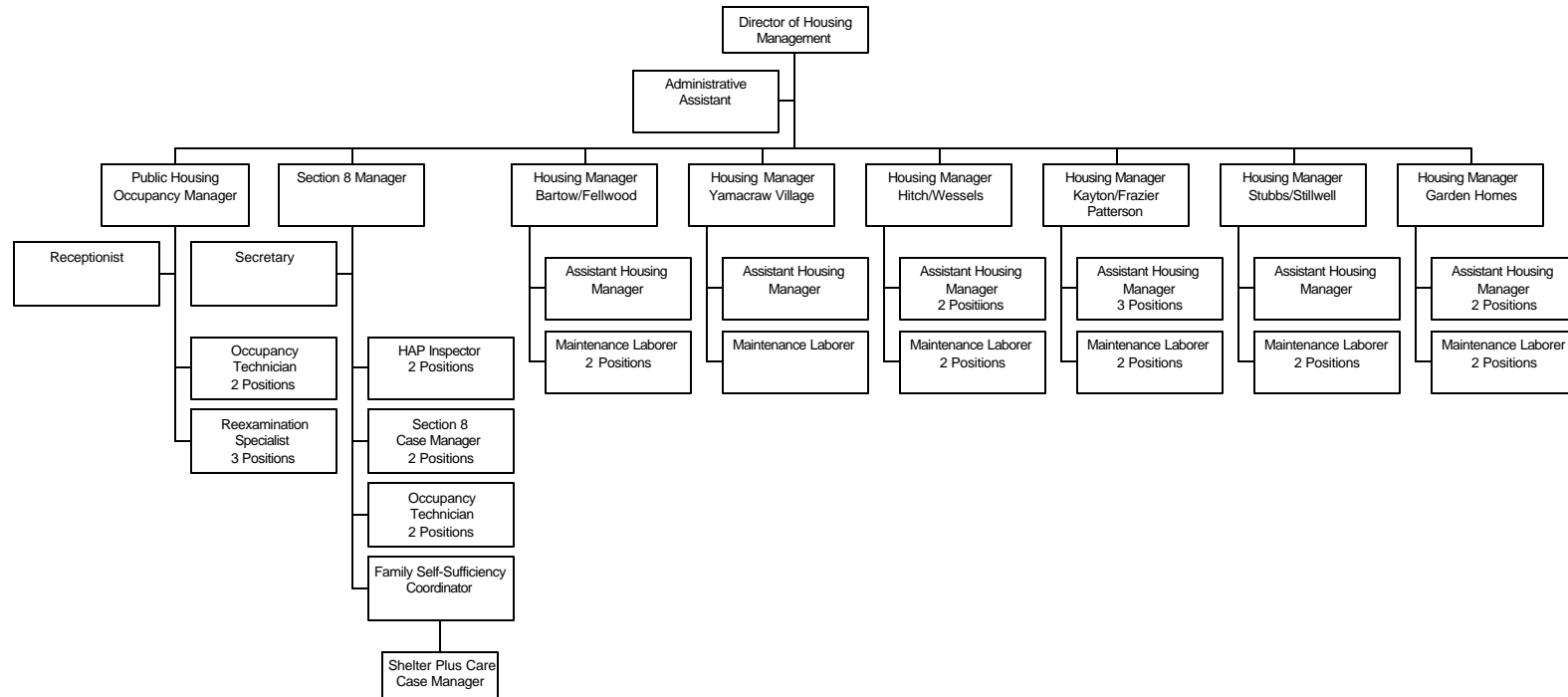
Department of Housing Management



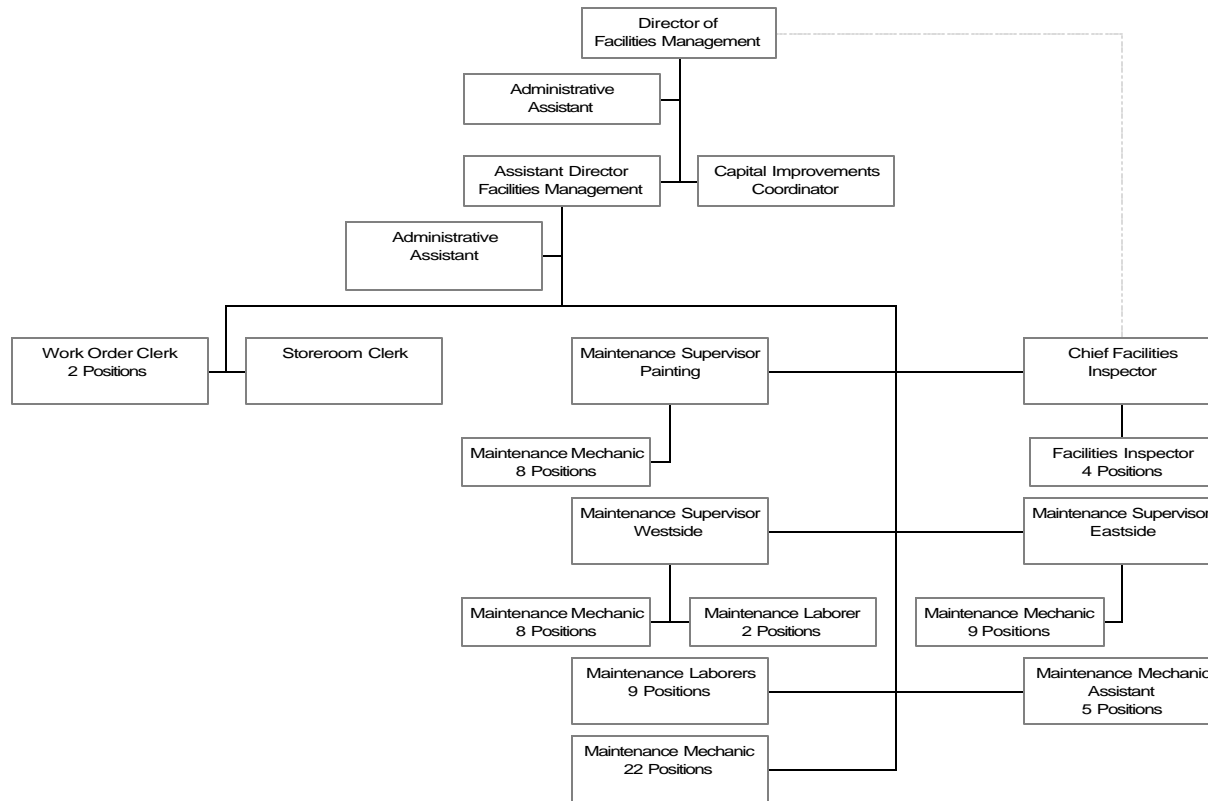
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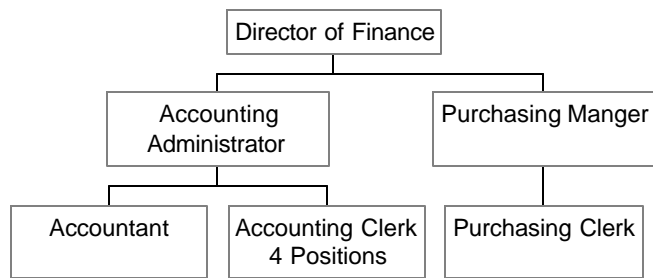
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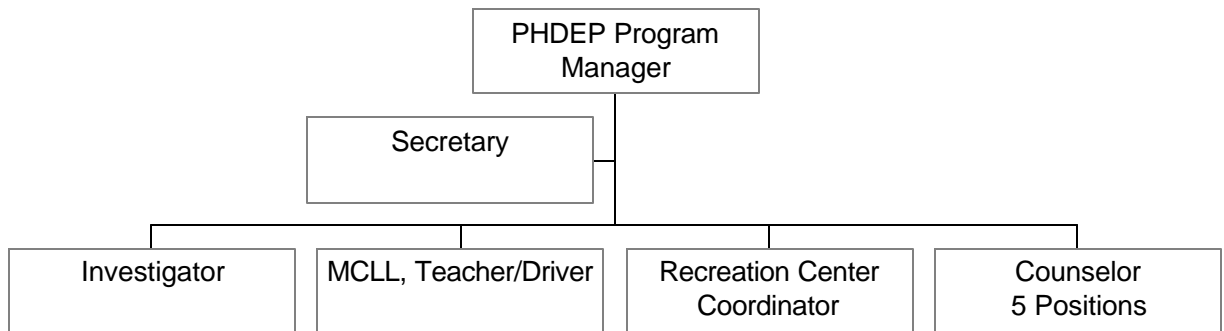
DEPARTMENT OF FACILITIES MANAGEMENT



DEPARTMENT OF FINANCE



PUBLIC HOUSING DRUG ELIMINATION PROGRAM



RESIDENT SERVICES DIVISION

