

2010 PHA 5-Year and Annual Plan Version 1

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia PHA Code: GA071 PHA Type: ☒ Small ☐ High Performing ☐ Troubled ☐ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 4/2010					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 159 Number of HCV units: N/A					
3.0	Submission Type ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only					
4.0	PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: SEE ATTACHMENTS					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHMENTS					
6.0	PHA Plan Update (a) No Changes (b) PHA Template is available for review at the PHA Main Office. **SEE ATTACHMENTS FOR ALL OTHER REQUIRED INFORMATION**					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. SEE ATTACHMENTS					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHMENTS					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHMENTS					
8.3	Capital Fund Financing Program (CFFP). ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENTS					

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. SEE ATTACHMENTS
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. SEE ATTACHMENTS (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” SEE ATTACHMENTS
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. SEE ATTACHMENTS (g) Challenged Elements SEE ATTACHMENTS (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) SEE SECTION 8.1 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) SEE SECTION 8.2

ATTACHMENTS

5.1-Mission

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

5.2-Goals

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

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☒ Reduce public housing vacancies: **Reduce vacancies by 1% every 2 years.**
 - ☐ 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) **Increase 1% over 5 year period.**
 - ☐ Improve voucher management: (SEMAP score)
 - ☐ 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: **Goal – Utilize 25% of Annual Capital Funds for unit improvements.**
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
- ☐ PHA Goal: Increase assisted housing choices
Objectives:
- ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

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

- ☒ PHA Goal: Provide an improved living environment
Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

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:
Rent to several new families with employed family member.
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: **Contact one new supportive service entity every year.**
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

NONE

6.0 (1)-Eligibility, Selesction and Admissions Policies, Deconcentration & Waiting List Procedures

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

Public Housing

(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)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) **At the time of application & again prior to admission**

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?

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)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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?**NONE**
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

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)

(3) Assignment

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

- ☐ One
- ☐ Two
- ☒ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- ☐ Emergencies
- ☒ Over-housed
- ☒ Under-housed
- ☐ 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.

- ☐ 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 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

6.0 (2)-Statement of Financial Resources

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

List on the following table 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 2010 grants)		
a) Public Housing Operating Fund FY2010	\$260,000.00	
b) Public Housing Capital Fund FY2010	\$239,815.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2009 ARRA	\$305,153.00	Modernization
FY2009 CFP	\$239,815.00	Modernization
FY2008 CFP	\$225,695.00	Modernization
FY2007 CFP	\$20,513.40	Modernization
3. Public Housing Dwelling Rental Income		
FY2009 Rental Income	\$168,600.00	Operations & Maintenance
4. Other income (list below)		
Investment Interest	\$4,500.00	Reserves & Operations
Other Income	\$12,450.00	Reserves & Operations
5. Non-federal sources (list below)		
Total resources	\$1,476,541.40	

6.0 (3)-PHA Rent Determination Policies

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

Public Housing

(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 of the following two)

- ☒ 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))**
- ☐ 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% of 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)

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

a. 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) **Fair Market Rents**

6.0 (4)-Operation & Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component: 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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6.0 (5)-Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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)

6.0 (6)-Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

6.0 (7)-Community Service and Self Sufficiency

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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)

(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		
Section 8		

- 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)

6.0 (8)-Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

Exemptions from Component: High performing and small PHAs may skip the component.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

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)

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

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)

6.0 (9)-Pets

Pet Policy is on File at PHA for Review

6.0 (10)-Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

6.0 (11)-Fiscal Year 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)?

6.0 (12)-Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component: 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?

6.0 (13)-Violence Against Women

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

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

7.0 (a)-Hope VI or Mixed Finance Modernization or Development

Applicability: 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.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

1. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: 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:

5. ☐ Yes ☒ No: 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:

7.0 (b)-Demolition and/or Demolition

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

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

a. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7.0 (c)-Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

Exemptions from Component; 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ Units addressed in a pending or approved demolition application (date submitted or approved:) ☐ 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)

7.0 (d)-Homeownership

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? ____

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:

- c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

7.0 (e)-Project Based Vouchers

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- ☐ low utilization rate for vouchers due to lack of suitable rental units
- ☐ access to neighborhoods outside of high poverty areas
- ☐ other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

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

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

Part I: Summary					
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150110 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant ☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$28,815.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$18,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000.00			
10	1460 Dwelling Structures	\$188,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$239,815.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150110 Replacement Housing Factor Grant No:		CFPP (Yes ☐ /No ☒)		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ⁵	Funds Obligated ⁶	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-WIDE	Operation-Subsidy	1406	159 Units	\$28,815.00				
	SUBTOTAL			\$28,815.00				
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare, bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	159Units	\$15,500.00				
	Subtotal			\$15,500.00				
	SUBTOTAL			\$18,000.00				
	<u>SITE IMPROVEMENTS</u>							
AMP071000001 (old site 12)	Add dirt around new house for drainage	1450	LS	\$5,000.00				
	SUBTOTAL			\$5,000.00				
	<u>DWELLING STRUCTURES</u>							
AMP071000001 (old site 11)	a. Replace roofing	1460	22 Units	\$45,000.00				
	Subtotal			\$45,000.00				
AMP071000001 (PHA-WIDE)	b. Increase attic insulation	1460	159 Units	\$143,000.00				
	Subtotal			\$143,000.00				
	SUBTOTAL			\$188,000.00				
	GRAND TOTAL			\$239,815.00				

⁵ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁶ To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S07150109 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 1) ☒ Performance and Evaluation Report for Period Ending: 9/30/09 ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁷	
		Original	Revised ⁸	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ⁹				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,750.00	\$18,420.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$256,750.00	\$259,080.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$27,653.00	\$27,653.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁰				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$305,153.00	\$305,153.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

⁷ To be completed for the Performance and Evaluation Report.

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

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

¹⁰ RHF funds shall be included here.

Part II: Supporting Pages					Budget Revision #1 9/30/09			
PHA Name: Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S07150109 Replacement Housing Factor Grant No:		CFPP (Yes ☐ /No ☒)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹¹	Funds Obligated ¹²	Funds Expended ²	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	159 Units	\$20,750.00	\$18,420.00	\$0.00	\$0.00	Contracted
	SUBTOTAL			\$20,750.00	\$18,420.00	\$0.00	\$0.00	
GA071000001	<u>DWELLING STRUCTURES</u>							
(old site 2)	a. Renovate kitchens	1460	11 Units	\$38,500.00	\$38,500.00	\$0.00	\$0.00	No Progress
(old site 4)	(countertops, cabinets, fixtures/lighting)	1460	15 Units	\$52,500.00	\$52,500.00	\$0.00	\$0.00	No Progress
(old site 7)		1460	25 Units	\$87,500.00	\$87,500.00	\$0.00	\$0.00	No Progress
	Subtotal			\$178,500.00	\$178,500.00	\$0.00	\$0.00	
GA071000001	b. Renovate bathrooms							
(old site 2)	(ceramic tiles, cabinets, toilets/fixtures)	1460	11 Units	\$33,250.00	\$33,844.00	\$0.00	\$0.00	No Progress
(old site 4)		1460	15 Units	\$45,000.00	\$46,736.00	\$0.00	\$0.00	No Progress
	Subtotal			\$78,250.00	\$80,580.00	\$0.00	\$0.00	
	SUBTOTAL			\$256,750.00	\$259,080.00	\$0.00	\$0.00	
	<u>DWELLING EQUIPMENT NON-EXPENDABLE</u>							
GA071000001	Purchase Energy Star ranges & refrigerators							
(old site 7)		1465.1	25 Units	\$27,653.00	\$27,653.00	\$0.00	\$0.00	No Progress
	SUBTOTAL			\$27,653.00	\$27,653.00	\$0.00	\$0.00	
	GRAND TOTAL			\$305,153.00	\$305,153.00	\$0.00	\$0.00	

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

¹² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Baxley; Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150109 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:) ☒ Performance and Evaluation Report for Period Ending: 9/30/09 ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹³	
		Original	Revised ¹⁴	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ¹⁵	\$28,815.00		\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$17,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$54,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$100,000.00		\$0.00	\$0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁶	\$40,000.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	1501 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$239,815.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹³ To be completed for the Performance and Evaluation Report.

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

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

¹⁶ RHF funds shall be included here.

Part II: Supporting Pages						9-30-09		
PHA Name: The Housing Authority of the City of Baxley; Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150109 Replacement Housing Factor Grant No:		CFFP (Yes ☐ /No ☒)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-WIDE	Operation-Subsidy	1406	159 Units	\$28,815.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$28,815.00		\$0.00	\$0.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare, bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	159 Units	\$15,500.00		\$0.00	\$0.00	No Progress
	Subtotal			\$15,500.00		\$0.00	\$0.00	
	SUBTOTAL			\$17,000.00		\$0.00	\$0.00	
PHA-WIDE	b. Consultant Fees	1430.2	159 Units	\$1,500.00		\$0.00	\$0.00	No Progress
	Hire consultant to assist with preparation of Agency Plan Budgets & 5 Yr. Action Plan.							
	Subtotal			\$1,500.00		\$0.00	\$0.00	
	SUBTOTAL			\$17,000.00		\$0.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
AMP-001 (old 001, 2, 3 & 4)	Install new porch columns over existing columns.	1460	77 Units	\$54,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$54,000.00		\$0.00	\$0.00	
	<u>NON-DWELLING STRUCTURES</u>							
PHA-WIDE	AMC Renovations	1470	LS Units	\$100,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$100,000.00		\$0.00	\$0.00	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Development Activities	1499	LS Units	\$40,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$40,000.00		\$0.00	\$0.00	
	GRAND TOTAL			\$239,815.00		\$0.00	\$0.00	

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

¹⁸ To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150108 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:) Based on Budget Revision #1 ☒ Performance and Evaluation Report for Period Ending: 9/30/09 ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹⁹	
		Original	Revised ²⁰	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ²¹	\$20,796.00		\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	\$0.00		\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$16,880.00		\$15,380.00	\$855.13
8	1440 Site Acquisition				
9	1450 Site Improvement	\$102,399.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$61,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ²²				
18a	1501 Collateralization or Debt Service paid by the PHA	\$40,000.00		\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$241,075.00		\$15,380.00	\$855.13
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹⁹ To be completed for the Performance and Evaluation Report.

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

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

²² RHF funds shall be included here.

Part II: Supporting Pages					Budget Revision #1 9/30/09			
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150108 Replacement Housing Factor Grant No:		CFFP (Yes ☐ /No ☒)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	159	\$20,796.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$20,796.00		\$0.00	\$0.00	
	<u>ADMINISTRATION</u>							
PHA-Wide	Administration costs	1410	159	\$0.00		\$0.00	\$0.00	Deleted
	SUBTOTAL			\$0.00		\$0.00	\$0.00	
	<u>FEES AND COSTS</u>							
GA071-4	<u>a. Architectural Fees</u>	1430.1	25	\$15,380.00		\$15,380.00	\$855.13	In Progress
	Architect's fee to prepare bid and contract documents, drawings specification and assist the PHA at bid opening, awarding the contract, and supervise the construction work on A periodic basis.							
	Fee to be negotiated. Contract labor.							
	<u>b. Consultant Fees</u>							
PHA-Wide	Hire Consultant to assist with preparation and submittal of required Agency Plans. Fees to be negotiated. Contract Labor.	1430.2	159	\$1,500.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$16,880.00		\$15,380.00	\$855.13	
	<u>SITE IMPROVEMENTS</u>							
GA071-11	a. Repair/replacement of drives & walks	1450	LS	\$53,020.00		\$0.00	\$0.00	No Progress
	Subtotal			\$53,020.00		\$0.00	\$0.00	

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

²⁴ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					Budget Revision #1 9/30/09			
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150108 Replacement Housing Factor Grant No:		CFFP (Yes ☐ /No ☒)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
GA071-2	b. Add continuation to renovate site & add	1450	11	\$24,690.00		\$0.00	\$0.00	No Progress
GA071-4	parking. Improvements to include modernize	1450	15	\$24,689.00		\$0.00	\$0.00	No Progress
	Site utilities, improve drainage and add							
	Landscaping. (Phase II)							
	Subtotal			\$49,379.00		\$0.00	\$0.00	
	SUBTOTAL			\$102,399.00		\$0.00	\$0.00	
	<u>DWELLING STRUCTURES</u>							
PHA-Wide	Install new shutters	1460	159	\$61,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$61,000.00		\$0.00	\$0.00	
	<u>NON-DWELLING STRUCTURES</u>							
PHA-Wide	Central Office Renovation	1470	LS	\$0.00		\$0.00	\$0.00	Defer to
	SUBTOTAL			\$0.00		\$0.00	\$0.00	2009
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$40,000.00		\$0.00	\$0.00	No Progress
	SUBTOTAL			\$40,000.00		\$0.00	\$0.00	
	GRAND TOTAL			\$241,075.00		\$0.00	\$0.00	

Part I: Summary					
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150107 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 2) ☒ Performance and Evaluation Report for Period Ending: 9/30/09 ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²⁵	
		Original	Revised ²⁶	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ²⁷	\$22,742.00	\$22,742.00	\$22,742.00	\$22,742.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$16,880.00	\$16,880.00	\$16,880.00	\$11,154.38
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,500.00	\$102,075.00	\$97,075.00	\$0.00
10	1460 Dwelling Structures	\$117,674.00	\$90,803.40	\$75,290.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ²⁸				
18a	1501 Collateralization or Debt Service paid by the PHA	\$50,000.00	\$13,295.60	\$13,295.60	\$13,295.60
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$245,796.00	\$245,796.00	\$225,282.60	\$47,191.98
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

²⁵ To be completed for the Performance and Evaluation Report.

²⁶ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²⁷ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

²⁸ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150107 Replacement Housing Factor Grant No:		CFFP (Yes ☐ /No ☒)		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²⁹	Funds Obligated ³⁰	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	159	\$22,742.00	\$22,742.00	\$22,742.00	\$22,742.00	Completed
	SUBTOTAL			\$22,742.00	\$22,742.00	\$22,742.00	\$22,742.00	
	<u>ADMINISTRATION</u>							
PHA-Wide	Administration costs	1410	159	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>FEES AND COSTS</u>							
GA071-4	a. Architectural Fees	1430.1	25	\$15,380.00	\$15,380.00	\$15,380.00	\$9,654.38	In Progress
	Architect's fee to prepare bid and contract documents, drawings specification and assist the PHA at bid opening, awarding the contract, and supervise the construction work on A periodic basis.							
	Fee to be negotiated. Contract labor.							
	<u>b. Consultant Fees</u>							
PHA-Wide	Hire Consultant to assist with preparation and submittal of required Agency Plans. Fees to be negotiated. Contract Labor.	1430.2	159	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Completed
	SUBTOTAL			\$16,880.00	\$16,880.00	\$16,880.00	\$11,154.38	
	<u>SITE IMPROVEMENTS</u>							
GA071-2	Renovate site & add parking (Phase I)	1450	11	\$16,500.00	\$42,871.50	\$40,771.50	\$0.00	Contracted
GA071-4	Improvements to include modernize site Utilities, improve drainage and add landscaping (Blackmon=\$97,075)(Gazebo=\$5,000.00)	1450	15	\$22,000.00	\$59,203.50	\$56,303.50	\$0.00	Contracted
	SUBTOTAL			\$38,500.00	\$102,075.00	\$97,075.00	\$0.00	

²⁹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³⁰ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Baxley, Baxley, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07150107 Replacement Housing Factor Grant No:		CFFP (Yes ☐ /No ☒)		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²⁹	Funds Obligated ³⁰	Funds Expended ²	
	<u>DWELLING STRUCTURES</u>							
GA071-1	a. Install new roofing	1460	25	\$0.00	\$0.00	\$0.00	\$0.00	Done with
GA071-3		1460	26	\$0.00	\$0.00	\$0.00	\$0.00	Previous
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	Funds.
GA071-7B	b. Add Renovate Kitchens (includes cabinets), And add new Flooring throughout units with Fungibility from 2009 in the 2008 5-yr. Action Plan.	1460	15	\$117,674.00	\$15,513.40	\$0.00	\$0.00	No Progress
	Subtotal			\$117,674.00	\$15,513.40	\$0.00	\$0.00	
GA071-2	c. Add new VCT flooring w/fung. from 2010	1460	11	\$0.00	\$30,290.00	\$30,290.00	\$0.00	Added/
GA071-4	In the 2009 5-yr. Action Plan.		15	\$0.00	\$45,000.00	\$45,000.00	\$0.00	Contracted
	Subtotal			\$0.00	\$75,290.00	\$75,290.00	\$0.00	
	SUBTOTAL			\$117,674.00	\$90,803.40	\$75,290.00	\$0.00	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Development Activities	1499	LS	\$50,000.00	\$13,295.60	\$13,295.60	\$13,295.60	Completed
	SUBTOTAL			\$50,000.00	\$13,295.60	\$13,295.60	\$13,295.60	
	GRAND TOTAL			\$245,796.00	\$245,796.00	\$225,282.60	\$47,191.98	

8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: The Housing Authority of the City of Baxley; Baxley, GA/GA071			Locality: Baxley, Georgia		☒ Original 5-Year Plan ☐ Revision No:	
A.	Development Number GA071	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$198,000.00	\$148,000.00	\$198,000.00	\$153,000.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$5,000.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
G.	Operations		\$23,815.00	\$23,815.00	\$23,815.00	\$23,815.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$50,000.00	\$0.00	\$40,000.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$239,815.00	\$239,815.00	\$239,815.00	\$239,815.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$239,815.00	\$239,815.00	\$239,815.00	\$239,815.00

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	AMP071000001			AMP071000001		
Statement	(old sites 2 & 4)			(PHA-Wide)		
	Modernize walls & ceilings, new closet doors, floor tile & base, upgrade kitchens & baths, provide visitability	26 Units	\$78,000.00	Possibly Convert to All Electric Determine Feasibility (Phase I) Install Energy Conservation Measures (Phase I)	159 Units	\$88,000.00
				Subtotal		\$128,000.00
	(old site 7A)					
	New Flooring	10 Units	\$20,000.00	(old sites 7A & B)		
	Renovate Kitchens	10 Units	\$60,000.00	Install Attic Partitions	25 Units	\$20,000.00
	New Drives, Paving, Parking & Sidewalks	10 Units	\$40,000.00			
	Subtotal		\$120,000.00			
	Subtotal of Estimated Cost		\$198,000.00	Subtotal of Estimated Cost		\$148,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	AMP071000001			AMP071000001		
Statement	(PHA-Wide)			(PHA-Wide)		
	Possibly Convert to All Electric	159 Units	\$35,000.00	Possibly Convert to All Electric	96 Units	\$30,000.00
	Determine Feasibility (Phase II)			Determine Feasibility (Phase III)		
	Install Energy Conservation Measures (Phase II)	159 Units	\$35,000.00	Install Energy Conservation Measures (Phase III)	159 Units	\$30,000.00
	Replace/Repair Sidewalks & Curbing	LS	\$20,000.00	Subtotal		\$60,000.00
	Subtotal		\$90,000.00			
				(old sites 5, 6, 7 & 11)		
	(old sites 2 & 4)			Provide Visitability	80 Units	\$40,000.00
	Reconfigure Large & Small Bedroom Sizes	4 Units	\$88,000.00			
	Upgrade Kitchens & Baths	2 Units	\$20,000.00	(old site 7)		
	Subtotal		\$108,000.00	Replace Ranges & Refrigerators	7 Units	\$7,000.00
				Modernize Site Utilities & Site Improvements	LS	\$20,000.00
				Subtotal		\$27,000.00
				(old site 11)		
				Upgrade Kitchens & Baths	1 Unit	\$5,000.00
				Replace Ranges & Refrigerators	2 Units	\$7,000.00
				Modernize Site Utilities & Site Improvements	LS	\$4,000.00
				New Closet & Entry Doors	2 Units	\$5,000.00
				Replace Floor Tile & Base	2 Units	\$3,000.00
				Modernize Walls & Ceilings	1 Unit	\$2,000.00
				Subtotal		\$26,000.00
	Subtotal of Estimated Cost		\$198,000.00	Subtotal of Estimated Cost		\$153,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	N/A		N/A	
Statement				
	Subtotal of Estimated Cost	\$0.00	Subtotal of Estimated Cost	\$0.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	N/A		N/A	
Statement				
	Subtotal of Estimated Cost	\$0.00	Subtotal of Estimated Cost	\$0.00

9.0-Housing Needs

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

A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
☐ Section 8 tenant-based assistance			
☒ Public Housing			
☐ Combined Section 8 and Public Housing			
☐ 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	10		50-55
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	10	100%	
Families with children	6	60%	
Elderly families	4	40%	
Families with Disabilities	0	0%	
Race/ethnicity White	5	50%	
Race/ethnicity Black	5	50%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4	40%	
2 BR	2	20%	
3 BR	4	40%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? ☒ No ☐ Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
☐ No ☐ Yes			

9.1-Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below) **Continue to maximize the number of affordable units available.**

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)

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)

10.0 (a)-Additional Information-Progress In Meeting Missions & Goals

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

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
 - ☒ Reduce public housing vacancies: **Reduce vacancies by 1% every 2 years.**
Progress: Reduced vacancies by 1.5%
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) **Increase 1% over 5 years**
Progress: Increased by 1.5% to a score of 88
 - ☒ Increase customer satisfaction: **Increase resident satisfaction survey score by 1% over 5 year period.**
Progress: Increased customer satisfaction by 1.5%
 - ☒ Renovate or modernize public housing units: **Goal – Utilize 25% of Annual Capital Funds for unit improvements.**
Progress: ReducedCurrently utilize over 25% for unit improvements
 - ☒ Demolish or dispose of obsolete public housing:
Progress: No progress

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

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement public housing security improvements: **Provide security features at one site within the next three fiscal years.**
Progress: Currently working with police department to provide patrols

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: **Rent to one new family with employed family member.**
Progress: We have rented to several families with an employed family member
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: **Contact one new supportive service entity every 2 years.**
Progress: Continuing to work with local supportive services to improve resident quality of living

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
- ☒ Other: (list below) **Continue current practices.**

10.0 (b)-Significant Amendement and Substantial Deviation/Modification

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

b. Significant Amendment or Modification to the Annual Plan

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

10.0 (c)

N/A

11.0 (a)-Form HUD-50077

Mailed Hard Copy Original to HUD

11.0 (b)-Form HUD-50070

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11.0 (c)-Form HUD-50071

Mailed Hard Copy Original to HUD

11.0 (d)-Form SF-LLL

Mailed Hard Copy Original to HUD

11.0 (e)-Form SF-LLL-A

N/A

11.0 (f)-Resident Advisory Board Comments

- a. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

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

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

11.0 (g)-Challenged Elements

NONE

11.0 (h)-Form HUD-50075.1

See Section 8.1

11.0 (i)-Form HUD-50075.2

See Section 8.2