

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Statesboro Housing Authority (Version 2) PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2010 PHA Code: GA132				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 148 Number of HCV units: 0				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Note: See Attachment ga132a01 for information regarding Section 5.0 through 10.0.				
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 page 3 of attachment ga132a01.				
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 page 3 of attachment ga132a01.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See pages 3 - 4 of attachment ga132a01.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See pages 4 - 34 of attachment ga132a01.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See pages 34 - 35 of attachment ga132a01.				
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See page 35 of attachment ga132a01.				
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 page 35 of attachment ga132a01.				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>See page 35 of attachment ga132a01.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See page 36 of attachment ga132a01.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See pages 37 - 38 of attachment ga132a01.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See pages 38 - 39 of attachment ga132a01.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

Part I: Summary					
PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250107 Replacement Housing Factor			FFY of Grant: 2007
		Grant No:			FFY of Grant Approval: 2007
		Date of CFFP: _____:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$22,444.00	\$22,916.82	\$22,916.82	\$22,444.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	\$3,144.36	\$3,144.36	\$2,580.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$193,000.00	\$194,382.82	\$194,382.82	\$194,382.82
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 line 2- 19)	\$220,444.00	\$220,444.00	\$220,444.00	\$219,406.82
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				

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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250107 Replacement Housing Factor			FFY of Grant: 2007
		Grant No:			FFY of Grant Approval: 2007
		Date of CFFP: _____:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Robert J. Carr</i>		1/15/2010			

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: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P13250107 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$22,444.00	\$22,916.82	\$22,916.82	\$22,444.00	
	Subtotal 1406			\$22,444.00	\$22,916.82	\$22,916.82	\$22,444.00	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430	LS	\$5,000.00	\$3,144.36	\$3,144.36	\$2,580.00	
	Subtotal 1430			\$5,000.00	\$3,144.36	\$3,144.36	\$2,580.00	
	Dwelling Structures							
GA132-001 Cone Homes	Upgrade electrical wiring	1460	32 DU	\$33,000.00		\$7,879.18	\$0.00	
GA132-003B Braswell Homes	Complete bathroom modernization	1460	20 DU	\$50,000.00		\$89,373.12	\$89,373.12	
GA132-003G Groover Homes	Complete bathroom modernization (Phase 2)	1460	30 DU	\$110,000.00		\$95,747.70	\$95,747.70	
	Subtotal 1460			\$193,000.00	\$194,382.82	\$194,382.82	\$194,382.82	

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

Part I: Summary					
PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06S13250109 Replacement Housing Factor			FFY of Grant: 2009
		Grant No:			FFY of Grant Approval: 2009
		Date of CFFP: _____:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$281,646.00		\$69,887.13	\$69,887.13
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 line 2- 19)	\$281,646.00		\$69,887.13	\$69,887.13
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				

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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06S13250109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Robert J. Carr</i>		1/15/2010			

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.

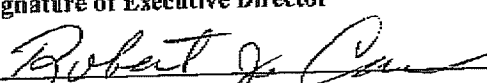
Part II: Supporting Pages								
PHA Name: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06S13250109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
GA132-003	Modernize kitchens at Braswell and Groover Homes	1460	60 units	\$281,646.00		\$69,887.13	\$69,887.13	
	Subtotal 1460			\$281,646.00		\$69,887.13	\$69,887.13	
	ARRA Total			\$281,646.00		\$69,887.13	\$69,887.13	

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

Part I: Summary					
PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$42,583.00		\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,500.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$119,500.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$50,000.00		\$0.00	\$0.00
13	1475 Nondwelling 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 line 2- 19)	\$239,583.00		\$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				

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		Grant Type and Number		FFY of Grant:	
PHA Name: Statesboro Housing Authority		Capital Fund Program Grant No: GA06P13250109 Replacement Housing Factor		2009	
		Grant No:		FFY of Grant Approval:	
		Date of CFFP: _____		2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09				<input type="checkbox"/> Final Performance and Evaluation Report	
		Total Estimated Cost		Total Actual Cost¹	
Line	Summary by Development Account	Original	Revised²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		1/15/2010			

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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P13250109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$42,583.00		\$0.00	\$0.00	
	Subtotal 1406			\$42,583.00		\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$7,500.00		\$0.00	\$0.00	
	Subtotal 1430			\$7,500.00		\$0.00	\$0.00	
	<u>Site Improvements</u>							
PHA-Wide	Sidewalk replacement	1450	LS	\$20,000.00		\$0.00	\$0.00	
	Subtotal 1450			\$20,000.00		\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
GA132-001 Cone Homes	Replace exterior doors and hardware including deadbolts	1460	32 units	\$44,000.00		\$0.00	\$0.00	
GA132-002 Butler Homes	Replace exterior doors and hardware including deadbolts	1460	55 units	\$75,500.00		\$0.00	\$0.00	
	Subtotal 1460			\$119,500.00		\$0.00	\$0.00	

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

Part II: Supporting Pages								
PHA Name: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P13250109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Non-Dwelling Structures</u>							
GA132-002 Butler Homes	Community building renovation (Phase 2)	1470	LS	\$50,000.00		\$0.00	\$0.00	
	Subtotal 1470			\$50,000.00		\$0.00	\$0.00	
	Total Capital Fund Program			\$239,583.00		\$0.00	\$0.00	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Statesboro Housing Authority					Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	9/14/2011		9/14/2013		
GA132-001	9/14/2011		9/14/2013		
GA132-002	9/14/2011		9/14/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number: Statesbor/GA132		Locality (Statesboro/Bulloch Co., Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$214,000.00	\$214,000.00	\$214,000.00	\$214,000.00
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	\$0.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
G.	Operations		\$20,583.00	\$20,583.00	\$20,583.00	\$20,583.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$239,583.00	\$239,583.00	\$239,583.00	\$239,583.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$239,583.00	\$239,583.00	\$239,583.00	\$239,583.00

Part I: Summary (Continuation)						
PHA Name/Number: Statesboro/GA132		Locality (Statesboro/Bulloch Co., Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	PHA-Wide	Annual Statement	\$40,583.00	\$40,583.00	\$40,583.00	\$35,583.00
	GA132-1		\$0.00	\$0.00	\$64,000.00	\$24,000.00
	GA132-2		\$165,000.00	\$49,000.00	\$113,000.00	\$60,000.00
	GA132-3		\$34,000.00	\$150,000.00	\$0.00	\$120,000.00

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
	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$20,583.00	Operations	LS	\$20,583.00
	Subtotal 1406		\$20,583.00	Subtotal 1406		\$20,583.00
See						
Annual Statement	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	Fees and Costs	LS	\$5,000.00	Fees and Costs	LS	\$5,000.00
	Subtotal 1430		\$5,000.00	Subtotal 1430		\$5,000.00
	<u>Site Improvements/PHA-Wide</u>			<u>Site Improvements/PHA-Wide</u>		
	General site improvements including sidewalk repair	LS	\$15,000.00	General site improvements including sidewalk repair	LS	\$15,000.00
	Subtotal 1450		\$15,000.00	Subtotal 1450		\$15,000.00
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Replace HVAC systems/GA132-002	55 units	\$165,000.00	Replace HVAC systems/GA132-003 (Phase 2)	50 units	\$150,000.00
	Replace HVAC systems/GA132-003 (Phase 1)	10 units	\$34,000.00	Replace roofing/GA132-002 (Phase 1)	25 units	\$49,000.00
	Subtotal 1460		\$199,000.00	Subtotal 1460		\$199,000.00
	Subtotal of Estimated Cost		\$239,583.00	Subtotal of Estimated Cost		\$239,583.00

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
	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$20,583.00	Operations	LS	\$20,583.00
	Subtotal 1406		\$20,583.00	Subtotal 1406		\$20,583.00
See						
Annual Statement	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	Fees and Costs		\$5,000.00	Fees and Costs		\$5,000.00
	Subtotal 1430		\$5,000.00	Subtotal 1430		\$5,000.00
	<u>Site Improvements/PHA-Wide</u>			<u>Site Improvements/PHA-Wide</u>		
	General site improvements	LS	\$10,000.00	Replace sidewalks/GA132-002	LS	\$10,000.00
	Subtotal 1450		\$10,000.00	Subtotal 1450		\$10,000.00
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Replace roofing/GA132-002 (Phase 2)	30 units	\$60,000.00	Replace floor tile/GA132-002 (Phase 2)	30 units	\$60,000.00
	Replace floor tile/GA132-001	32 units	\$64,000.00	Replace floor tile/GA132-003	60 units	\$120,000.00
	Replace floor tile/GA132-002 (Phase 1)	25 units	\$53,000.00	Replace water heaters/GA132-001	32 units	\$24,000.00
	Subtotal 1460		\$177,000.00	Subtotal 1460		\$204,000.00
	<u>Dwelling Equipment/PHA-Wide</u>					
	Replace refrigerators	30 units	\$15,000.00			
	Replace stoves	30 units	\$12,000.00			
	Subtotal 1465		\$27,000.00			
	Subtotal of Estimated Cost		\$239,583.00	Subtotal of Estimated Cost		\$239,583.00

Part I: Summary					
PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250110 Replacement Housing Factor			FFY of Grant: 2010
		Grant No:			FFY of Grant Approval: 2010
		Date of CFFP: _____:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$20,583.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$125,000.00			
10	1460 Dwelling Structures	\$89,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling 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 line 2- 19)	\$239,583.00			
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				

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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13259110 Replacement Housing Factor		FFY of Grant: 2010	
		Grant No:		FFY of Grant Approval: 2010	
		Date of CFFP: _____:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Robert J. Cam</i>		1/15/2010			

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: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P13250110 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$20,583.00				
	Subtotal 1406			\$20,583.00				
	<u>Fees and Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$5,000.00				
	Subtotal 1430			\$5,000.00				
	<u>Site Improvements</u>							
PHA-Wide	Replace clotheslines	1450	148	\$50,000.00				
GA132-002	Install fencing with concrete base	1450	LS	\$75,000.00				
	Subtotal 1450			\$125,000.00				
	<u>Dwelling Structures</u>							
GA132-001	Replace HVAC Systems	1460	32 units	\$89,000.00				
	Subtotal 1460			\$89,000.00				
	Total CFP			\$239,583.00				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Statesboro Housing Authority					Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	6/30/12		6/30/14		
GA132-001	6/30/12		6/30/14		
GA132-002	6/30/12		6/30/14		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

STATESBORO HOUSING AUTHORITY

FY2010 – FY2014 FIVE-YEAR AGENCY PLAN AND FY2010 ANNUAL UPDATE

SECTION 5.0 THROUGH 10.0

TABLE OF CONTENTS

5.0 Five-Year Plan

5.1	Mission Statement	3
5.2	Goals and Objectives	3

6.0 PHA Plan Update

1.	Eligibility, Selection and Admissions Policies	4
2.	Financial Resources	21
3.	Rent Determination Policies	21
4.	Operations and Management Policies	24
5.	Grievance Procedures	25
6.	Designated Housing for Elderly and Disabled Families	28
7.	Community Service and Self-Sufficiency	28
8.	Safety and Crime Prevention	29
9.	Pets	29
10.	Civil Rights Certifications	34
11.	Fiscal Year Audit	34
12.	Asset Management	34
13.	Violence Against Women Act	34

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers	
(a)	Hope VI or Mixed Finance Modernization or Development	35
(b)	Demolition and/or Disposition	35
(c)	Conversion of Public Housing	35
(d)	Homeownership	35
(e)	Project-based Vouchers	35
8.0	Capital Improvements	
8.1	FY2010 Capital Fund Annual Statement and Five-Year Plan	36
8.2	Capital Fund Performance and Evaluations Reports	36
8.3	Capital Fund Financing Program	36
9.0	Housing Needs	
9.1	Strategies for Addressing Needs	38
10.0	Other Information	
(a)	Progress in Meeting Goals and Objectives	39
(b)	Substantial Deviation and Significant Amendment	40
(c)	Memorandum of Agreement	40
(d)	Resident Advisory Board Comments	41
(e)	Challenged Elements	41

5.0 Five-Year Plan

5.1 Mission Statement

The Housing Authority of the City of Statesboro is dedicated to providing affordable and quality housing opportunities, community services, and customer satisfaction to very-low and moderate income persons through effective management and wise stewardship of public funds and partnerships with our residents and others to enhance the quality of life in our communities.

5.2 Goals and Objectives

Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Increase customer satisfaction:
- Renovate or modernize public housing units:

Goal: Provide an improved living environment

Objective:

- Implement public housing security improvements:

Goal: Ensure equal opportunity and affirmatively further fair housing

Objective:

- Continue to follow HUD regulations concerning the admission and continued occupancy of families who qualify for the public housing program.

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

The Agency Plan elements revised since the last submission include:

- Financial Resources
- Capital Fund Reports
- Progress in Meeting Goals and Objectives

- (b) **Identify where the 5-Year and Annual Plan may be obtained by the public.**

The FY2010 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Housing Authority's main office which is located at Hwy 80 East, 33 Cone Homes in Statesboro, Georgia.

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

Public Housing

Eligibility Criteria

1. The Housing Authority shall use the guidelines and procedures prescribed by HUD at the time of applicant processing to make a final determination of household eligibility.
2. All families who are admitted to Public Housing must be individually determined eligible under the terms of this policy. In order to be determined eligible, an applicant family must meet ALL of the following requirements:
 - a. The applicant family must qualify as a family as defined by HUD.
 - b. The single person applicant must qualify as a single person as defined by HUD.
 - c. The applicant's Annual Income, as defined by HUD, must not exceed income limits established by the Department of Housing and Urban Development for Public Housing in the County of PHA jurisdiction.

- d. The applicant family must conform to the Occupancy Standards contained in this policy regarding unit size and type.
- e. The applicant must have a satisfactory record in meeting past financial obligations, especially in payment of rent. In situations where an unsatisfactory record is obtained the PHA shall take into consideration extenuating circumstances such as illness, or other incidents beyond the control of the applicant.
- f. Section 214 of the Housing and Community Development Act of 1980, as amended, prohibits the Secretary of the Department of Housing and Urban Development (HUD) from making financial assistance available to persons who are other than United States Citizens, nationals, or certain categories of eligible non-citizens either applying to or residing in specified Section 214 covered programs. Section 214 programs include: Public Housing, Section 8 Rental Certificate Program and Section 8 Rental Voucher Program.
- g. Any tenant evicted from federally assisted housing by reason of drug-related criminal activity shall not be eligible for federally assisted housing during the 3-year period beginning from the date of such eviction, unless the evicted tenant successfully completes a rehabilitation program approved by the Housing Authority, and/or if the circumstances leading to eviction no longer exists.
- h. The Housing Authority shall prohibit admission for any household member who the Housing Authority determines is illegally using a controlled substance, or determines that a household member's illegal use, or pattern of illegal use, of a controlled substance, or abuse, or pattern of abuse, of alcohol, may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. QWHRA further stipulates that individuals convicted of manufacturing or producing methamphetamine (speed) will be permanently denied admission to public housing and a current resident's tenancy will be immediately and permanently terminated if convicted of manufacturing or producing methamphetamine.

In determining whether to deny admission to the Housing Authority any household based on a pattern of abuse of alcohol by a household member, the Housing Authority may consider whether such a household member:

- (i) Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer

engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable);

(ii) Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of controlled substance or abuse of alcohol (as applicable); or

(iii) Is participating in a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable).

i. The Housing Authority shall prohibit admission for any applicant or member of the applicant's household who the Housing Authority determines is or was, during a reasonable time preceding the date when the applicant household would otherwise be selected for admission, engaged in any drug-related or violent criminal activity or other criminal activity which would adversely affect the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.

j. The Housing Authority shall prohibit admission of any applicant or member of the applicant's household who has been convicted of a felony.

k. The Housing Authority shall prohibit admission for any applicant or member of the applicant's household that the Housing Authority determines is subject to a lifetime registration requirement under a state sex offender registration program.

l. The applicant family must have no record of disturbance of neighbors, destruction of property, unsafe living habits, unsanitary housekeeping practices, substance abuse, or any other history which may be reasonably expected to adversely affect:

(i) The health, safety, or welfare of other residents;

(ii) The peaceful enjoyment of the neighborhood by other residents; or

(iii) The physical environment and fiscal stability of the neighborhood.

m. The applicant family must not have a record of grossly unsanitary or hazardous housekeeping. This includes the creation of a fire hazard through acts such as the hoarding of rags and papers; severe damage

to premises and equipment, if it is established that the family is responsible for the condition; seriously affecting neighbors by causing infestation, foul odors, depositing garbage improperly; or serious neglect of the premises. In a case where a qualified agency is working with the applicant family to improve its housekeeping and the agency reports that the applicant family shows potential for improvement, decision as to eligibility shall be reached after referral to and recommendation by the Executive Director or his/her designee. This category does not include applicant families whose housekeeping is found to be superficially unclean or lacks orderliness, where such conditions do not create a problem for the neighbors.

- n. The applicant family must be able to demonstrate capacity to discharge all lease obligations. This determination shall be made on a case by case basis and shall not be used to exclude a particular group by age, handicap, etc. In determining the applicant family's capacity to discharge all lease obligations the HA must consider the family's ability to secure outside assistance in meeting those obligations.
- o. If the applicant is a former resident of public housing or Section 8 housing programs administered by an agency, the applicant family must have a satisfactory record in meeting financial and other lease obligations. A former resident who owes a move out balance to the Housing Authority will not be considered for re-admission until the account is paid in full and reasonable assurance is obtained of the applicant's ability to meet his or her rent obligations.
- p. The applicant must not have a history of non-compliance with rental agreements including failure to comply with the terms of the rental agreements on prior residences, such as providing shelter to unauthorized persons, keeping pets or other acts in violation of rules and regulations, and painting or decorating without permission of the owner.
 - Any applicant who has been evicted from a public housing program or terminated from a Section 8 Rental Program shall not be eligible to receive any type of housing assistance for three years.
- q. The applicant family must have properly completed all application requirements, including verifications. Misrepresentation of income, family composition or any other information affecting eligibility, rent, unit size, neighborhood assignment, etc. will result in the family being declared ineligible. In the event the misrepresentation

is discovered after admission, the family may be subsequently evicted, even if the family meets current eligibility criteria at that time.

- r. Other factors affecting a final determination of eligibility include:
 - (i) Household has no outstanding indebtedness to the PHA or any other federal housing program;
 - (ii) Family will occupy unit as their sole place of residence.
- 3. Substance abuse as described in this policy and drug-related criminal activity as described in this policy shall include, but not be limited to, the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802), and Section 428 of the FY 1999 HUD Appropriations Act).
- 4. Sources of information for eligibility determination may include, but are not limited to, the applicant (by means of interviews or home visits), landlords, employers, family social workers, parole officers, court records, drug treatment centers, clinics, physicians or police departments where warranted by the particular circumstances. Information relative to the acceptance or rejection of an applicant shall be documented in accordance with Part C; Verification, and placed in the applicant's file. Such documentation may include reports of interviews, letters or written summaries of telephone conversations with reliable sources. At a minimum, such reports shall indicate the date, the source of information, including the name and title of the individual contacted, and a summary of the information received.
- 5. In the event of the receipt of unfavorable information with respect to an applicant, consideration shall be given to the time, nature, and extent of the applicant's conduct or to factors that might indicate a reasonable probability of favorable future conduct or financial prospects. For example:
 - a. Evidence of rehabilitation.
 - b. Evidence of the applicant family's participation or willingness to participate in social services or other appropriate counseling service programs and the availability of such programs.
 - c. Evidence of the applicant family's willingness to attempt to increase family income and the availability of training or employment programs in the locality.

- d. In the case of applicants whose capacity for independent living and discharge of lease obligations is in question, the resources actually available in support of the family, such as visiting nurses, homemakers or Live-In caretakers.
6. An otherwise ineligible handicapped applicant shall be eligible for admission if the problem resulting in the ineligibility can be addressed through reasonable accommodations.
7. Tenancy at properties for elderly and/or handicapped persons will be based upon the applicant's ability to live independently or to live independently with limited supportive services.
8. The Housing Authority will not unnecessarily segregate individuals with handicaps to particular areas or developments. The Housing Authority will provide assistance to enable all individuals with handicaps to meet legal requirements; for example, the Housing Authority could provide interpreters, Braille or taped versions of leases, recertifications and other legal documents, whatever is appropriate.
9. In the event an individual is refused housing based on one or more of the above screening criteria, he/she may request an informal hearing or appeal to the Executive Director in writing.

Eligibility for Continued Occupancy

Eligibility for continued occupancy in the PHA communities includes only those residents:

1. Who qualify as a family as defined by federal requirements and this policy (see definition in Part B).
2. Who conform to the Occupancy Standard established for lower income housing. (see Part C)
3. Whose past performance in meeting financial obligations, especially rent, and other charges, is satisfactory; and
4. Whose family members have no record of disturbance of neighbors, destruction of property, unsafe living habits, unsanitary housekeeping practices, substance abuse, or any other history which may be reasonably expected to adversely affect:
 - a. The health, safety, or welfare of other residents
 - b. The peaceful enjoyment of the neighborhood by other residents
 - c. The physical environment and fiscal stability of the neighborhood.

5. Whose family does not have a record of grossly unsanitary or hazardous housekeeping. This includes the creation of fire hazard through acts such as the hoarding of rags and papers; severe damage to premises and equipment, if it is established that the family is responsible for the condition; seriously affecting neighbors by causing infestation, foul odors, depositing garbage improperly; or serious neglect of the premises. In cases where a qualified agency is working with the family to improve its housekeeping and the agency reports that the family shows potential for improvement, a decision as to the eligibility shall be reached after a referral with the Executive Director or his/her designee. This category does not include families whose housekeeping is found to be superficially unclean or lacks orderliness, where such conditions do not create a problem for the neighbors.
6. Who have not been involved in drug related or criminal activity.
7. Who have not been convicted of a crime.
8. Who are not currently engaging in the use of controlled substances and/or engaging in alcohol abuse.
9. Who is not subject to a lifetime registration requirement under the state sex offender registration program.
10. Who meet the requirements for community service or participation in self-sufficiency programs.
11. Who continues to occupy the apartment on a full time basis. Ownership or occupancy of another dwelling unit or failure to occupy the unit for a period greater than thirty days shall be grounds for termination of the lease.
12. Who are, with the aide of such assistance as is actually available to the family, physically and mentally able to care for themselves and their apartment and to discharge all lease obligations. Remaining member(s) of a resident family may be permitted to remain in occupancy provided that the Housing Authority, in its sole judgment, determines that the remaining person(s) is (are):
 - a. Otherwise eligible for Continued Occupancy, and
 - b. Capable of carrying out all lease obligations, including but not limited to rent payment, care of the apartment, and proper conduct, and
 - c. Willing to assume all lease obligation of the prior leaseholder, including all payments under the lease, and
 - d. Legally competent to execute a lease in his (their) own name.

13. In the event of the receipt of unfavorable information, consideration will be given to the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct or financial prospects. For example:
 - a. Evidence of rehabilitation as verified by a duly qualified professional or representative of state or local government;
 - b. Evidence of the family's participation in, or willingness to participate in, social services or appropriate counseling service programs and the availability of such programs;
 - c. Evidence of the family's willingness to attempt to increase family income and the availability of training or employment programs in the locality.

14. Citizenship/Eligible Immigration Status

In order to remain eligible for continued occupancy, a family member must be a U.S. citizen or eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD.

For the Citizenship/Eligible Immigration requirements the status of each member of the family is considered individually before the family's status is defined.

- a. Mixed Families: A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed". Such families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination.
- b. No eligible members: Families that include no eligible members will be ineligible for assistance. Such families will be denied admission and offered an opportunity for a hearing.
- c. Non-citizen students: Defined by HUD in the noncitizen regulations and are not eligible for assistance.

Determination and Notification of Eligibility

1. As soon as possible after receipt of an application, the Housing Authority will determine the applicant family's eligibility for public housing in accordance with the provisions of this policy, and will determine whether a preference exists. In the event an applicant family is determined to be

eligible, the family shall be placed on the waiting list, and informed of the time estimated before an offer of a dwelling unit will be made. If this period is estimated to be longer than one year, the applicant family shall be informed of this fact.

2. Apparently eligible applicant families will be notified that its eligibility determination is tentative in nature, being largely based on declarations made by the applicant family, and is subject to further reviews prior to admission.
3. In the event an applicant family is determined to be ineligible, it shall also be informed in writing of the basis for this determination. An applicant family does not have the right to use the Tenant Grievance Procedure, but will be given, upon request, the opportunity for an informal hearing to present such facts as it wishes. The applicant family will be advised that should an informal review be desired, a written request to this effect must be received by PHA within 5 working days of the date of the notification of ineligibility.
4. Thorough investigation of each application will be conducted during the Tenant Interview. Eligibility will be verified by the PHA staff within the provisions of this policy. The Tenant Interview will be conducted at the time that the application is submitted for review.
5. Applicants denied a preference shall be notified in writing about the denial. The notice shall contain a brief statement of the reason(s) for the determination and state that the applicant has a right to meet with a representative of the Housing Authority to review the determination.
6. In all cases, the Housing Authority reserves the right to withdraw any determination of eligibility, tentative or otherwise, when additional information indicates that the prior determination was inappropriate.
7. Informal Review
 - a. If a request for a review is received within the specified five (5) day period, PHA will notify the applicant, in writing, of the scheduled time and date of review.
 - b. The PHA will appoint a Review Officer to conduct the informal review. The Review Officer shall be a Housing Authority employee or other designated individual who did not participate in the original determination of denial. The Review Officer shall not be a subordinate of the party who made the original decision to deny.

- c. The applicant will be apprised that they may be represented by legal counsel or other representative at his/her own expense.
- d. The PHA will present factual or other basis for its decision. The applicant may also present his/her position. Subject to the direction of the Review Officer, the applicant and the Housing Authority may offer and examine evidence and question any witnesses.
- e. The Review Officer will issue a written decision, stating the facts and/or other basis for the decision. The decision or any other issue of fact will be based solely upon evidence presented at the hearing. A copy of the decision will be furnished to the applicant.
- f. The PHA will not be bound by a decision of the Review Officer where it is determined that the Officer exceeded his/her authority or has made a determination which is inconsistent with HUD regulations, federal statute, or state or local law that imposes obligations on applicants or residents.
- g. The record of such review/determination will be maintained by the Housing Authority's Application Office.

Occupancy Standards

To avoid overcrowding and prevent wasted space, units are to be leased in accordance with the occupancy standards set forth below. If there should be a dwelling unit that cannot be filled with a family of appropriate size, after all possible efforts have been made to stimulate applications, a family eligible for the next smaller size unit may be offered this unit. This shall be with the understanding that the family is subject to later transfer to a unit of the proper size.

- 1. The following system will be used as a guide to determine proper bedroom size for each applicant and resident:
 - a. The head of each household and his/her spouse (unless medical reasons dictate) are assigned to one bedroom.
 - b. Persons of different generations, persons of the opposite sex (other than spouses) and unrelated adults will not be required to share a bedroom.
 - c. Children, with the possible exception of infants, will not be required to share a bedroom with a person of different generations, including their parents.

- d. All remaining family members are assigned to bedrooms on the basis of two of the same sex to a bedroom (unless children are under the age of six).
 - e. At the option of the parent and written consent of the head of household, and providing such occupancy does not contradict the dwelling unit maximum occupancy standards, children of opposite sex beyond the age of six (6) and up to age ten (10) may share a bedroom.
 - f. If necessary for continued occupancy and/or admission, an infant up to the age of two (2) years could share a bedroom with a parent.
 - g. Foster children are normally included in determining unit size.
 - h. A live-in care attendant who is not a member of the family will not be required to share a bedroom with another member of the household.
 - i. Space may be provided for a child who is away at school but who lives with the family during school recesses.
2. Notwithstanding the above, the Housing Authority may lease one bedroom apartments to a single parent with a child provided that neither of the following two events will or are expected to occur within the next nine (9) months:
- a. That the child sharing the parent's bedroom will turn three (3) years old; and/or
 - b. That the mother is expecting another child.
3. Upon admission, bedrooms shall be occupied by not more than two persons. For continued occupancy, exceptions to this requirement may be waived based on existing conditions affecting family members. These conditions may include one or more of the following:
- a. Relationship of family members to one another;
 - b. Ages of household members;
 - c. Sex of persons to occupy the unit;
 - d. Handicap; or
 - e. Other individual circumstances.

4. Units shall be assigned so as not to require the use of the living room for sleeping purposes.
5. The following standards regarding the minimum and maximum number of persons who will occupy a unit will be applied within the restraints of financial solvency and program stability. The PHA will also assign units based on the type of unit needed by the individual applicant or applicant family. This refers primarily to the family's ability to use stairs or their status as an elderly family. When it is found that the size of the dwelling is no longer suitable for the family in accordance with these standards, the family will be required to move as soon as a dwelling of appropriate size becomes available. These families will be transferred in accordance with the Transfer Policy. In the situation where a tenant requires a different size dwelling unit and the tenant has either an outstanding balance, a history of poor housekeeping standards or destruction of property, or has not been a desirable tenant the tenant will be deemed ineligible for transfer and will be referred for termination.

<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
	<u>Min</u>	<u>Max</u>
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

Applicant Selection and Assignment Plan

1. Applicant Ranking

Applications will be filed and selected by unit type and size; by preference; and by date and time of application. If an applicant claims a preference, they are considered to be a priority applicant. Applicants who claim no preference are considered to be non-priority applicants.

2. Preferences

- a. Working Families: that includes any head of household or spouse that is employed (regardless of the amount of income) and the income is countable under HUD's definition of annual income, qualifies for the working preference.

b. Denial of Preference

A preference shall not be given to an applicant if any member of the family is a person who has been evicted from housing assisted under a 1937 Housing Act program due to drug related criminal activity.

However, a preference may be given if:

- (i) The applicant or family member evicted has successfully completed a drug rehabilitation program; or,
- (ii) The applicant or family member clearly did not participate in drug related criminal activity; or,
- (iii) The Housing Authority determines that the applicant or family member no longer participates in any drug related criminal activity.

3. Waiting List

The Housing Authority-wide waiting list will be ordered as follows:

- (i) By unit type (regular, elderly, special handicapped) and in unit size by bedrooms.
- (ii) By preference only.
- (iii) Within the priorities above, by date and time of application.
- (iv) Families who claim no preference will be notified by the Housing Authority that their names will be retained on the waiting list as non-priority applicants. If at some future time, their status changes in regards to a preference, they will be entitled to claim the preference, and be added to the priority waiting list.

4. Waiting List Skipping

The Housing Authority may skip a higher-income eligible applicant family to the top of the waiting list (either Authority-wide or site based waiting lists) if a dwelling unit in a development becomes vacant and the development requires a lower income family to meet the Housing Authority's income targeting goals.

The Housing Authority may also skip a lower-income eligible applicant family to the top of the waiting list (either Authority-wide or site based

waiting lists) if a dwelling unit in a development becomes vacant and the development requires a higher income family to meet the Housing Authority's income targeting goals.

5. Updating of the Waiting List

The Housing Authority shall update the waiting list every ninety (180) days in order to maintain the most current information. Applicants will be requested to provide the Housing Authority with updated information through writing. Applicants who do not respond to the request to update shall be removed from the waiting list. If the applicant's failure to respond was due to the applicant's disability, the Housing Authority shall provide reasonable accommodations to give the applicant an opportunity to respond.

6. Applicant Selection and Assignment

The PHA will select applicants for participation without discrimination based on race, color, sex, creed, or national origin nor deny any family or individuals the opportunity to apply for assistance under the Low-Rent Housing Program. Neither will the PHA discriminate because of religion, age, physical handicap, pregnancy, parenthood, nor marital or veteran status.

The selection of residents for occupancy of available units will be in conformance with all HUD guidelines and regulations and applicable Fair Housing and Equal Opportunity Requirements.

7. Special Use Dwelling Units

a. When a unit that meets a specific need (e.g., a unit designed to accommodate a handicapped tenant requiring the use of a wheelchair) becomes available, that unit will be offered first to a current occupant of another unit managed by the Housing Authority having handicaps and requiring the accessibility features of the vacant unit. If no such occupant exists, the unit will be offered to the next eligible applicant on the waiting list requiring that special unit. If there are no applicants on the waiting list needing a specially designed unit, the unit will then be offered to those eligible qualified applicants in their normal sequence.

b. Elderly applicants will be given preference for units designed specifically for elderly occupancy. Near Elderly Single Persons will be given preference over Non-Elderly Single Persons for units designed specifically for elderly occupancy.

8. Dwelling Unit Offers

The PHA can make a unit offer in any development. If this unit is rejected, the applicant goes to the bottom of the waiting list. However, the PHA can define “bottom of the waiting list”.

When the applicant is matched to the specific unit, that dwelling unit becomes "unrentable" until the offer is made and accepted or rejected. In order to reduce vacancy loss, it is necessary that processing from this point move as quickly as possible. To that end, the following conditions shall apply to dwelling unit offers:

- a. As an applicant moves near the top of the waiting list, the Housing Authority will contact the applicant family to determine continued interest, to update the application for final processing, to alert the applicant that an offer is likely in the near future, and to inform the applicant about the requirements for move-in, such as utility deposits, security deposits, etc.
- b. Upon availability for occupancy, an applicant will be offered a unit.
- c. Upon offer of an apartment, the applicant shall have five (5) days to accept or reject the apartment. An additional business day may be granted if necessary to allow the applicant to inspect the apartment. Failure to give an answer within the prescribed time period shall be counted as rejection of the offer.
- d. Upon acceptance of the offer, the applicant will then be assigned a deadline for move-in. Before the end of this period, the applicant must complete all outstanding pre-occupancy requirements, such as joint HQS unit inspection, establishment of utility services, leasing interview, and lease execution. Failure to complete move-in requirements within the assigned period will result in withdrawal of the offer and inactivation of the application.

9. Unit Refusals

- a. Applicants will be made one (1) offer of a unit of appropriate size and type. Should the family reject the offer, the family will be placed at the bottom of the waiting list.
- b. Upon return to the top of the waiting list, such an applicant would be made an offer in accordance with the provisions of this policy. Upon refusal of one such offer, including any in neighborhoods previously refused, the application shall again be placed at the bottom of the waiting list.

- c. When an applicant refuses an offer of an apartment, his/her application shall be returned to the bottom of the waiting list, unless the applicant can document that a move at that time would create an undue hardship on the family which is NOT related to race, creed, sex, national origin, religion, handicap or familial status.
- d. Applicants not responding to an offer of housing by the PHA shall be ruled ineligible and their application will be removed to the inactive/ineligible file and so documented.
- e. An applicant will have five (5) working days to accept or reject an offer of housing after receipt of notice of unit availability. Failure to respond to a notice of unit availability will be treated as a no response.

Application Taking

The Application Process

All admissions to public housing shall be made on the basis of a personal interview where an application is completed by the applicant family and Housing Authority personnel. The Application for Admission shall constitute the basic legal record of each family applying for admission and shall support the Housing Authority's determinations of eligibility status, priority status, rent, and size of unit for which the applicant is qualified. All supplemental materials pertaining to eligibility shall be considered a part of the application record and carefully recorded. This includes verifications of income and family composition and such other data as may be required. The following conditions shall govern the taking and processing of applications:

1. Applications for the public housing program will be completed during a one on one interview between the applicant family and Housing Authority personnel and shall be maintained on the Housing Authority's computer system. Applicants shall complete and sign the application and certify, subject to civil and criminal penalties, to the accuracy of all statements made therein. The Housing Authority reserves the right to require the signature of any or all adult members of the applicant household.
2. Applicants will be required to submit verification documentation as part of the application process. Applicants will be given a list of required verifications at the time of their interview with designated PHA personnel for the purpose of determining eligibility.

3. Should applicants fail to provide required verification documentation within time frame established by the PHA, their case will be placed in an inactive status and will be required to reapply during the next enrollment period.
4. The Housing Authority reserves the right to suspend application taking when the current supply of completed full applications exceeds the number of families that could be reasonably expected to be housed within the next twelve months.
5. The Housing Authority will normally take applications from a central location which will allow for processing by staff persons knowledgeable of the rules and regulations governing resident selection and assignment, but reserves the right to establish satellite locations for application taking.
6. The Housing Authority reserves the right to establish times for taking applications, including by appointment. The Housing Authority staff may, at its discretion, provide for application interviews outside normal hours when necessary for hardship reasons.
7. Insofar as possible, application interviews shall be conducted in private.
8. Applications shall be updated as applicants report changes in income and family circumstances. All modifications to applications shall be properly documented and the transaction initialed by the staff member making the change.
9. All active applications will be purged no less than once every 12 to 18 months. Notification shall be sent to each applicant informing him/her that unless he/she confirms his/her continued interest, his/her application will be retired from the active file. Returned notification will be attached to the respective application as evidence of unsuccessful effort to locate the applicant. All applicants will be instructed to notify the PHA whenever there is a change in family composition, income, address, and any other factors relative to their eligibility status. Applicants should notify the PHA if he/she no longer desires consideration for public housing.
10. Applicants on waiting lists for any other type of assisted housing will have no special status with respect to the Low-Rent Public Housing Program. Applicants must submit separate applications for other programs. Applicants will not lose their place on any other PHA waiting list should they make an application for "Low-Rent" public housing. This right will be explained to each applicant who might have previously filed an application for a dwelling unit through any other PHA program.

11. The Housing Authority shall maintain such records as are necessary to document the disposition of all applications and to meet Department of Housing and Urban Development audit requirements.

Section 8

The Housing Authority does not operate a Section 8 Housing Choice Voucher Program.

2. Financial Resources

The table below lists the Housing Authority’s anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support the public housing program in Fiscal Year 2010.

Funding Source	Amount	Use
FY2010 PH Operating Fund	\$313,326	PH Oper.
FY2010 Capital Fund Program	\$239,583	PH Mod.
FY2009 Capital Fund Program	\$239,583	PH Mod.
FY2009 ARRA Funds	\$281,646	PH Mod.
Public Housing Dwelling Rent	\$210,000	PH Operations
Interest	\$7,500	PH Operations
Other Income	\$1,000	PH Operations
Total	\$1,292,638	

3. Rent Determination

Public Housing

1. Minimum Rental Amount

The PHA has established a minimum Total Tenant payment of \$50 per month.

2. Rent Collection

- a. Rent is due on the first of each month and is considered late on the fifth (5th).

- b. A late charge of \$5.00 will be added to the monthly rental payment for any rent paid on the sixth (6th) day of the month. Another \$10.00 late fee will be added to the monthly rental is rent is not paid in full by the twenty-fifth (25th) of the month. No more than \$15.00 in late fees will be added to an account in one month.
- c. Anyone carry a balance into the second (2nd) month will receive a pre-lease termination letter and eviction procedures will begin.

3. Payments After the Delinquency Date

The family may enter into a written agreement with the PHA or court to pay back all outstanding indebtedness, including unpaid maintenance charges and retro-rent, plus incurred charges. Repayment agreements will not be entered into for delinquent rent. The option to enter into an agreement shall be solely at the discretion of the PHA. Any such agreement must provide for a quick payout of debt, not to exceed three (3) months for the total payment. Should the family fail to make payments in accordance with the terms of the agreement to repay, the PHA shall serve a notice to vacate to the family. Should the PHA be required to enforce the terms of the lease agreement through legal action, all related court costs, attorney fees, plus any outstanding indebtedness, will be included in the judgment.

4. Retroactive Rent Charges

Retroactive Rent Charges will be due and payable within seven days of written notice unless arrangements are made prior to this day to make installment payments. Normally retroactive rent installment payments must be computed not to exceed a three (3) month pay off. If the amounts are large and the tenant will not be able to pay off the retro rent charge within three (3) months a repayment schedule may be established allowing a longer period upon approval of the Executive Director.

5. Vacated Tenants With Balances

Vacated tenants will have thirty (30) days from the date of the statement of Request for Refund to pay the account or make arrangements for payment. Accounts will be reported to the Credit Bureau and collection action will be taken after the expiration of this time period.

6. Terms and Conditions of Payment of Security Deposits

Prior to lease signing, the Housing Authority must receive full payment of the security deposit; however, the PHA Housing Manager retains the discretion to receive partial payment of the security deposit, with the balance due the following month. Where the family moves in on other than

the first of the month, the rent will be pro-rated for that month but the full security deposit will still be due at time of lease execution.

In properties designated for the exclusive occupancy by elderly, handicapped, or disabled persons, the PHA will allow the keeping of pets in accordance with the Housing Authority's Pet Policy and upon execution of the Pet Lease Addendum. A condition of pet ownership is the payment of a pet deposit for all dogs and cats.

7. Terms and Conditions of Other Charges in Addition to Rent

The resident agrees to pay for all repairs made to the unit due to resident damage or neglect. The resident must pay such charges at the first of the month following the charge. Such charges will be made based on actual cost of labor and materials.

In the event of damages discovered at move-out, the family's security deposit will be reduced by the amount necessary to execute repairs above "normal wear and tear". Any remaining balance will be refunded to the resident under the following conditions:

- a. The resident leaves a forwarding address or makes arrangements to pick up the deposit in person.
- b. The resident owes no other charges for excess utility consumption, late fees on rental payments, etc..
- c. The remaining balance will be paid within thirty (30) days of move-out.

8. Exemption for Hardship Circumstances

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental amount to any family unable to pay such amount because of financial hardship, which shall include situations in which:

- a. The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;

- b. The family would be evicted as a result of the imposition of the minimum rent requirement;
- c. The income of the family has decreased because of changed circumstances, including loss of employment;
- d. A death in the family has occurred.

If a resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period.

9. Family Choice of Rental Payment

The Housing Authority shall provide two (2) rent options for any public housing dwelling unit owned, assisted, or operated by the Housing Authority:

- a. Flat Rents: The flat rental amount for the dwelling unit shall be based on the rental value of the unit, as determined by the Housing Authority; or,
- b. Income Based Rents: The monthly rental amount shall not exceed (up to) 30% of monthly adjusted income. Income Based Rents shall not be less than the minimum rental amount.

Section 8

The Housing Authority does not operate a Section 8 Housing Choice Voucher Program.

4. Operation and Management

The Housing Authority has a maintenance staff which provides general maintenance services to help ensure the units are kept in good working order. If a resident needs an item repaired, they are asked to call the office and place a work order. Once the work order is entered, a maintenance person will go to the unit to repair the item. If the need for repair was not caused by the resident, then the

Authority does not charge the resident. If the resident caused the repair, then they are charged according to the Maintenance Charge List on file at the office.

The Authority also has a preventative maintenance schedule in which items such as filters for the HVAC systems are changed out on a regular basis.

The Authority also has a pest control plan in which each unit is sprayed once a month to help control pest infestation.

5. Grievance Procedures

Informal Settlement of grievances

- A. **Initial Presentation.** Any grievance must be presented, in writing to the HA's Central Office, Hwy 80 East, 33 Cone Homes, Statesboro, Georgia, within five (5) business days after the occurrence of the event giving rise to the grievance.
- B. **Informal Settlement Conference.** If the grievance is not determined by the HA to fall within one of the two exclusions mentioned in Section III B (1 and 2) above, then the HA shall, within five (5) business days after the initial presentation of the grievance to informally discuss the grievance with the complainant or his representative(s) in an attempt to settle the grievance without the necessity of a formal hearing. If the informal settlement conference cannot occur at the time the grievance is initially presented by the complainant, then the complainant shall be promptly notified in writing of the time and place for the informal settlement conference.
- C. **Written Summary.** Within five (5) business days after the informal settlement conference, a summary of the informal discussion shall be prepared by the HA and a copy thereof shall be provided to the complainant. The summary shall be in writing and shall specify the names of the participants in the discussion, the date of the discussion, the nature of the proposed disposition of the grievance, and the specific reasons for such disposition. This written summary shall also specify the procedures by which the complainant may obtain a formal hearing if not satisfied by the proposed disposition of the grievance. A copy of the written summary shall also be placed in complainant's file.

Formal Grievance Hearing

The following procedures apply to the request for a formal grievance hearing under this grievance procedure:

- A. **Request for Hearing:** If the complainant is not satisfied with the results of the informal settlement conference, the complainant must submit a written request for a formal hearing to HA's Central Office, Hwy 80 East, 33 Cone Homes, Statesboro, Georgia, no later than five (5) business days after the date complainant receives the summary of discussion delivered as required under Section VI above.

Complainant's written request for a formal hearing must specify:

- (1) The reasons for the grievance;
 - (2) The action or relief sought by the complainant; and
 - (3) If the complainant so desires, a statement setting forth the times at which the complainant shall be available for a hearing during the next ten (10) business days;
 - (4) Complainant's preference, if any, concerning whether the grievance should be heard by a single hearing officer or by a hearing panel;
 - (5) If the complainant has failed to attend an informal discussion conference, a request that the hearing officer or panel waive this requirement.
- B. **Failure to Request Hearing:** If the complainant fails to request a hearing within five (5) business days after receiving the written summary of the informal settlement conference, the HA's decision rendered at the informal hearing becomes final and the HA is not thereafter obligated to offer the complainant a formal hearing.

Selection of Hearing Officer or Panel

All grievance hearings shall be conducted by an impartial person or persons appointed by the HA after consultation with resident organizations, in the manner described below:

- A. The permanent appointments of persons who shall serve as hearing officers and hearing panel members shall be governed by the following procedures:
- (1) The HA shall nominate a slate of persons to sit as permanent hearing officers or hearing panel members. These persons may include, but shall not be necessarily limited to, members of the HA Board of Commissioners, HA staff members, residents, or other responsible persons

in the community. No persons shall be listed on the slate of members unless such person has consented to serve as a hearing officer or on a hearing panel.

- (2) The slate of potential appointees shall be submitted to the Resident Organization for written comments. Written comments from the resident organization shall be considered by the HA before appointments are finally made. Objection to the appointment of a person as a hearing officer or panelist must be considered but is not dispositive as to the proposed appointment with respect to which objection is made.
- (3) On final appointment, the persons appointed and the Resident Organization shall be informed in writing of the appointments. A list of all qualified hearing officers and panelists shall be kept at the Central Office of the HA and be made available for public inspection at any time.

The persons who have agreed to serve as hearing panelists for grievances brought under this procedure are listed on Exhibit I attached hereto and hereby incorporated herein by reference. Additional appointments shall be made in the manner set forth in this section.

B. The designation of hearing officers or panel members for particular grievance hearing shall be governed by the following provisions:

- (1) All hearings shall be held before a single hearing officer unless the complainant (at the time of the initial request for the hearing) or the HA requests that the grievance should be heard by a hearing panel.
- (2) Appointments to serve as a hearing officer or panelist with respect to a particular grievance shall be made by the HA in random order, subject to availability of the hearing officer or panelist to serve in each such case. The HA may employ any reasonable system for random order choice.
- (3) No member of the HA Board of Commissioners or staff may be appointed as hearing officer or panelist in connection with the grievance contesting an action which was either made or approved by proposed appointee, or which was made or approved by a person under whom the proposed appointee works or serves as a subordinate.

- (4) No person shall accept an appointment, or retain an appointment, once selected as a hearing officer or hearing panelist, if it becomes apparent that such person is not fully capable of impartiality. Persons who are designated to serve as hearing officers or panelists must disqualify themselves from hearing grievances that involve personal friends, relatives, persons with whom they have any business relationship, or grievances in which they have some personal interest. Further, such persons are expected to disqualify themselves if the circumstances are such that a significant perception of partiality exists and is reasonable under the circumstances. If a complainant fails to object to the designation of the hearing officer or panelists on the grounds of partiality, at the commencement or before the hearing, such objection is deemed to be waived, and may not thereafter be made.

In the event that a hearing officer or panel member fails to disqualify himself or herself as required in this grievance procedure, the HA shall remove the panel member or officer from the list of persons appointed for such purposes, invalidate the results of the grievance hearing in which such person should have, but did not, disqualify himself or herself, and schedule a new hearing with a new hearing panel or officer.

6. Designated Housing for Elderly and Disabled Families

Currently, the Authority has twenty (20) units which are designated only for occupancy by elderly tenants. The units are located at Braswell Homes (GA132-001).

The Authority does not plan to designate any additional housing for elderly and/or disabled occupancy only in the upcoming Fiscal Year.

7. Community Service and Self-Sufficiency

Due to the limited staff size and funding level, the Authority does not offer any self-sufficiency programs or services to residents at this time.

The Authority has adopted a flat rent schedule which enhances the economic self-sufficiency of residents. This schedule allows residents to pay a flat rent instead of an income-based rent. Because the flat rent is lower than the income-based rent, tenants can save money to pay for a market rent apartment. The flat rents are

based on the current market rents and are adjusted for the condition and amenities of the public housing units as compared to the private market.

Residents who are not employed and do not meet the exemption criteria are required to perform eight (8) hours of community service each month. The Authority keeps track of the time to make sure if residents are complying.

8. Safety and Crime Prevention

Currently, the public housing developments are relatively safe and there is not a need to introduce safety measures outside of what the Authority is currently doing. Housing Authority management has a good working relationship with local law enforcement. On the rare occurrence that police are called to one of the properties, the Executive Director is alerted by law enforcement and given a report of the situation.

9. Pets

1. Purpose

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, the Statesboro Housing Authority will permit residents to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Household Pets are Restricted to:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty (20) pounds at time of maturity. All dogs must be neutered or spayed. Dog breeds including rottweilers, doberman pinschers, german shepards, and pitbulls are not permitted. Dog owners will be required to show proof of Liability Insurance coverage.

Cats: All cats must be neutered or spayed.

Exotic/unconventional pets such as snakes, reptiles, monkeys, rodents, etc are not allowed.

2. Registration

Every pet must be registered with the Statesboro Housing Authority's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- a. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- b. Proof of current license, if applicable (dogs, cats).
- c. Identification tag bearing the owner's name, address, and phone number (dogs, cats.)
- d. Proof of neutering/spaying, if applicable (dogs, cats.)
- e. Photograph (no smaller than 3x5) of pet or aquarium.
- f. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- g. Fish - size of tank or aquarium must be registered.

3. Licenses and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current. All local license and tag ordinances must be maintained and other local ordinances must be met by pet owners.

4. Density of Pets

Only one (1) pet per household will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Statesboro Housing Authority only will give final approval on type and density of pets.

5. Visitors and Guests

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to pet sit, harbor, or house a pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

6. Pet Restraints

- a. All dogs must be on a leash when not in the owner's apartment. The leash must be not longer than three (3) feet.
- b. Cats must be in a caged container or on a leash when taken out of the owner's apartment.
- c. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

7. Liability

Residents owning pets shall be liable for the entire amount of all damages to the Statesboro Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Statesboro Housing Authority caused by their pet, and shall indemnify the Statesboro Housing Authority for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

8. Sanitary Standards and Waste Disposal

- a. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- b. Fur-bearing pets must be flea free. Should flea extermination become necessary, cost of such extermination will be charged to pet owner.
- c. In accordance with city law, pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances of removal of pet feces by staff and where damages occur to Authority property due to pet. More than three (3) such charges during a twelve month period may be cause for pet removal.

- (i). All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
 - (ii). Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Statesboro Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- d. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. A housekeeping inspection shall be conducted after 30 days of pet moving into the household. If the household fails the housekeeper's inspection, which constitutes a failure to care for the pet in an appropriate manner; a notice of violation will be issued and the household will have 7 days to correct the deficiencies. Pet owner's apartments may be subject to inspections once a month.

9. General Rules

The resident agrees to comply with the following rules imposed by the Statesboro Housing Authority:

- a. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
- b. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- c. Dog houses are not allowed on Authority property.

10. Pet Areas

- a. Restrictions: At no time will pets be allowed in any public area such as community space, laundry rooms, sitting rooms, etc. Pets should only be in the lobby when entering or leaving the building.
- b. Approved Areas: Pets shall only be allowed to be exercised in areas clearly marked by the Statesboro Housing Authority for pet use.

11. Pet Rule Violation and Pet Removal

- a. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has neglected to appropriately care for a pet and has violated a rule governing the pet policy, the Statesboro Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- b. If a pet poses a nuisance such as excessive noise, barking, odor, or whining which disrupts the peace or quality of life of other residents, owner will permanently remove the pet from premises upon request of management within forty-eight (48) hours. Nuisance complaints regarding pets are subject to immediate inspections.
- c. If a pet owner becomes unable either through hospitalization, or illness, to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Statesboro Housing Authority can officially remove the pet. Animal control will be called to remove the pet. The Authority accepts no responsibility for pets so removed.

12. Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation.

13. Damage Deposit

A "Pet Damage Deposit" will be required for all pets. The "Pet Damage Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the development including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the non-refundable "Pet Deposit" is \$100.00. The Authority may allow tenant to pay deposit in five installments.

14. Exceptions

- a. **Service Animals:** This policy does not apply to service animals that are used to assist persons with disabilities. This exclusion applies to service animals that reside in the development, as well as service animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with

disabilities must have appropriate certification. The Statesboro Housing Authority shall maintain a list of agencies which provide and/or train animals to give assistance to individuals with disabilities.

- b. K-9 Service Animals: Police officers, under the public housing police officer program, who move in with k-9 service animals are exempt from the policy. Only the K-9 animal is exempt, family pets shall not be exempt.

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended March 31, 2008 is attached to the Agency Plan as attachment ga132g01. The Fiscal Audit for the Year ended March 31, 2009 is in the process of being completed.

12. Asset Management

With less than 450 units of public housing, the Housing Authority is not required to convert to Asset Management. Management will continue to assess the properties on an annual basis to determine what physical needs to be addressed with the Capital Funds.

13. Violence Against Women Act

Due to staff size and funding, the Authority does not provide or offer any activities, services, or programs to child and adult victims of domestic violence, dating violence, sexual assault, or stalking at his time.

The Authority has adopted a Violence Against Women Policy in accordance with Federal Regulations.

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

(a) Hope VI or Mixed Finance Modernization or Development

The Housing Authority will not apply for HOPE VI or Mixed Finance Modernization or Development in the upcoming Fiscal Year.

(b) Demolition and/or Disposition

The Housing Authority does not plan to submit a Demolition and/or Disposition Application to HUD in the upcoming Fiscal Year.

(c) Conversion of Public Housing

The Housing Authority is not required and does not plan to convert any units to tenant-based assistance in the upcoming Fiscal Year.

(d) Homeownership

Public Housing

The Housing Authority does not currently have nor plans to administer a Homeownership Program in the upcoming Fiscal Year.

Section 8 Tenant Based Assistance

The Housing Authority does not operate a Section 8 Housing Choice Voucher Program.

(e) Project-based Vouchers

Because the Housing Authority does not have a Section 8 Tenant-Based Program, no vouchers can be Project-Based.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga132b01 – FY2010 CFP Annual Statement
ga132d01 – FY2009 CFP Performance and Evaluation Report
ga132e01 – FY2009 ARRA Performance and Evaluation Report
ga132f01 – FY2007 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga132c01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the Housing Authority does not plan to use the Capital Fund Financing Program to leverage Capital Funds for a twenty-year period.

9.0 Housing Needs

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	2,103	5	5	5	3	4	4
Income >30% but <=50% of AMI	728	4	4	4	3	3	3
Income >50% but <80% of AMI	395	3	3	3	3	2	3
Elderly	163	3	3	3	4	2	3
Families with Disabilities	309	3	4	4	5	4	4
White	2,060	3	3	3	3	3	3
Black	1,555	3	3	3	3	3	3
Hispanic	50	3	3	3	3	3	3
Native American	15	3	3	3	3	3	3
Asian	40	3	3	3	3	3	3

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:
 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)

9.1 Strategy for Addressing Housing Needs

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:

- 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
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Influence of the housing market on PHA programs

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Increase customer satisfaction:
- Renovate or modernize public housing units:

The Housing Authority is currently considered a High Performing PHA with a 91 PHAS score.

Due to small PHA deregulation, the Authority was not given a Resident Satisfaction Score for the latest Fiscal Year.

The Housing Authority is planning to use the Capital Fund Program to modernize the units. The items expected to be addressed in the years 2010 – 2014 are included with the Agency Plan. Also, Progress Reports on all open Capital Fund Programs are included.

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:

The Housing Authority continues to follow HUD rules and regulations pertaining to the admissions and occupancy of public housing.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$30,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) Memorandum of Agreement

The Housing Authority does not have a Memorandum of Agreement (MOA) with HUD.

(d) Resident Advisory Board Comments

The Resident Advisory Board did not have any comments concerning the FY2010-FY2014 Five-Year Agency Plan

(e) Challenged Elements

No elements of the Agency Plan have been challenged.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

REPORT ON AUDIT OF BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION

FOR THE YEAR ENDED MARCH 31, 2008

TABLE OF CONTENTS

	PAGE
Independent Auditor’s Report on Basic Financial Statements and Other Supplemental Information	1
Management’s Discussion and Analysis (MD&A)	i-iv
Basic Financial Statements	
Statement of Net Assets	2
Statement of Revenues, Expenses and Changes in Net Assets	3
Statement of Cash Flows	4-5
Notes to Basic Financial Statements	6-13
Supplemental Information	
Combining Schedule of Assets, Liabilities and Net Assets	14
Combining Schedule of Revenues, Expenses and Changes in Net Assets	15
Financial Data Schedule (FDS) Electronic Submission Schedule	16-20
Certification of Actual Capital Program Costs and Advances	21
Schedule and Reconciliation of Actual Capital Fund Program Costs and Advances	22
Schedule of Findings and Responses	23
Report on Internal Control Over Financial Reporting and On Compliance and Other Matters Based on An Audit of Basic Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	24

MALCOLM JOHNSON & COMPANY, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Statesboro
Statesboro, Georgia

HUD, Atlanta Regional Office
40 Marietta Street, NW Five Points Plaza Bldg.
Atlanta, GA 30303-2812

We have audited the basic financial statements of the Housing Authority of the City of Statesboro ("the Authority") as of and for the year ended March 31, 2008, as listed in the table of contents. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.


We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Statesboro as of March 31, 2008, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated July 28, 2008, on our consideration of the Housing Authority of the City of Statesboro's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis as detailed in this Report, is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries made of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of the Housing Authority of the City of Statesboro. The Financial Data Schedule required by the U.S. Department of Housing and Urban Development and state financial assistance and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.


Malcolm Johnson & Company, P.A.
Certified Public Accountants

DeBary, Florida
July 28, 2008

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

Management's Discussion and Analysis
March 31, 2008

As Management of the Housing Authority of the City of Statesboro ("the Authority"), we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended March 31, 2008. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements elsewhere in this report.

Financial Highlights

1. The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$2,474,035 (net assets) as opposed to \$2,597,741 as reported in the prior fiscal year.
2. The Authority's cash and cash equivalents at March 31, 2008 were \$247,878, representing an increase of \$78,187 from the prior fiscal year.
3. The Authority had total operating and non-operating revenues of \$535,840 and total expenses of \$659,546 for the year ended March 31, 2008.
4. The Authority's expenditures of federal awards amounted to \$318,459 for the fiscal year.

Using the Annual Report

Management's Discussion and Analysis – The "Management's Discussion and Analysis" is intended to serve as an introduction to the basic financial statements. The Basic Financial Statements and Notes to Basic Financial Statements included in this Audit Report were prepared in accordance with GAAP applicable to governmental entities in the United States of America for Proprietary Fund types and in compliance with the regulations set forth in GASB 34.

Basic Financial Statements – The Basic Financial Statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. They consist of the Statement of Net Assets, Statement of Revenues, Expenses and Changes in Net Assets and Statement of Cash Flows.

The **Statement of Net Assets** presents information on all the Authority's assets and liabilities, with the difference between the two reported as net assets. Increases or decreases in net assets will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The **Statement of Revenues, Expenses and Changes in Net Assets** presents information showing how the Authority's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of unrelated cash flows. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The **Statement of Cash Flows** is included, which discloses net cash provided by, or used for operating activities: non capital financing activities; from capital and related financing activities; and from investing activities.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

Management's Discussion and Analysis
March 31, 2008
(Continued)

Notes to Basic Financial Statements – The Notes to Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The Notes to Basic Financial Statements can be found in the audit report.

Supplemental Information – The supplemental schedules including the Financial Data Schedule (FDS) are presented for purposes of additional analysis and are not a required part of the basic financial statements. HUD has established Uniform Financial Reporting Standards that require the Authority to submit financial information electronically to HUD using the FDS format. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended March 31, 2008.

The Authority as a Whole

By far, the largest portion of the Authority's net assets reflects its investment in capital assets (e.g., land, buildings, equipment, and construction in progress). The Authority uses these capital assets to provide housing services to its tenants; consequently, these assets are not available for future spending. The unrestricted net assets of the Authority are available for future use to provide program services.

Comparative Statement of Net Assets are as follows:

	<u>March 31, 2008</u>	<u>March 31, 2007</u>	<u>Change</u>
Assets:			
Current Assets	\$ 295,809	\$ 204,856	\$ 90,953
Other Assets	7,400	7,400	-
Capital assets – net	<u>2,199,145</u>	<u>2,412,617</u>	<u>(213,472)</u>
Total Assets	<u>2,502,354</u>	<u>2,624,873</u>	<u>(122,519)</u>
Liabilities:			
Current liabilities	14,301	13,215	1,086
Other liabilities	<u>14,018</u>	<u>13,917</u>	<u>101</u>
Total liabilities	<u>28,319</u>	<u>27,132</u>	<u>1,187</u>
Net Assets:			
Invested in capital assets	2,199,145	2,412,617	(213,472)
Unrestricted net assets	<u>274,890</u>	<u>185,124</u>	<u>89,766</u>
TOTAL NET ASSETS	<u>\$ 2,474,035</u>	<u>\$ 2,597,741</u>	<u>\$(123,706)</u>

Major Factors Affecting the Statement of Net Assets:

The Authority's net assets decreased by \$123,706 from last year as detailed above. Current assets increased \$90,953. Total assets decreased by \$122,519 and total liabilities increased by \$1,187 from FYE 2007.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

Management's Discussion and Analysis
March 31, 2008
(Continued)

Comparative Statement of Revenues, Expenses and Changes in Net Assets are as follows:

	<u>March 31, 2008</u>	<u>March 31, 2007</u>	<u>Change</u>
Operating revenues	\$ 208,203	\$ 191,247	\$ 16,956
Operating expenses	<u>659,546</u>	<u>621,276</u>	<u>38,270</u>
Operating loss	(451,343)	(430,029)	(21,314)
Nonoperating revenues	<u>327,637</u>	<u>231,448</u>	<u>96,189</u>
Loss before capital contributions	(123,706)	(198,581)	74,875
Capital contributions	<u> -</u>	<u>275,784</u>	<u>(275,784)</u>
Increase (decrease) in net assets	(123,706)	77,203	(200,909)
Net Assets – Beginning of year	<u>2,597,741</u>	<u>2,520,538</u>	<u>77,203</u>
Net Assets – End of year	<u>\$ 2,474,035</u>	<u>\$ 2,597,741</u>	<u>\$(123,706)</u>

Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Assets:

The Authority's net assets decreased by \$123,706 during the fiscal year as detailed above. The Authority's revenues are primarily subsidies and grants received from HUD. The Authority receives operating subsidies each month based on a pre-approved amount by HUD. Capital grants are drawn down based on need against a pre-authorized funding level. There were no capital contributions during 2008 compared to \$275,784 in 2007.

The Authority's capital outlays for FYE 2008 were \$12,363. None of this was funded by HUD capital contributions. Non-operating revenues increased by \$96,189 and capital contributions decreased by \$275,784, which factored in the decrease in net assets of \$123,706 over FYE 2007.

Operating expenses remained relatively stable from the prior year, except for certain repairs and maintenance costs increasing by \$29,389 from the prior year. The Authority's revenues were sufficient to cover all expenses, excluding depreciation during the fiscal year.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

Management's Discussion and Analysis
March 31, 2008
(Continued)

Budgetary Highlights

For the year ended March 31, 2008, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. Also, the Authority adopted a comprehensive annual budget for the proprietary fund. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

As indicated by the excess of revenues over expenses, when adjusted by depreciation expense, the Authority's net assets increased during the fiscal year. This increase is indicative of the Authority operating within its budgetary limitations in total, for all its programs.

Capital Assets and Debt Administration

Capital Assets – As of March 31, 2008, the Authority's investment in capital assets for its proprietary fund was \$2,199,145 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress.

The following summarizes the change in capital assets between fiscal year ended March 31, 2008 and March 31, 2007:

	<u>March 31, 2008</u>	<u>March 31, 2007</u>	<u>Change</u>
Non-depreciable:			
Land	\$ 171,711	\$ 171,711	\$ -
Depreciable:			
Buildings	6,109,627	6,109,627	-
Equipment – dwelling	310,532	303,458	7,074
Equipment – administration	<u>82,725</u>	<u>77,436</u>	<u>5,289</u>
Total	6,502,884	6,490,521	12,363
Accumulated Depreciation	<u>(4,475,450)</u>	<u>(4,249,615)</u>	<u>(225,835)</u>
Depreciable, net	<u>2,027,434</u>	<u>2,240,906</u>	<u>(213,472)</u>
Capital Assets, Net	<u>\$ 2,199,145</u>	<u>\$ 2,412,617</u>	<u>\$(213,472)</u>

Net capital assets decreased \$213,472. No major capital assets were purchased from grants during the fiscal year. Depreciation expense of \$225,835 represents expiration of capitalized costs over their useful lives. These activities are funded by grants from HUD. At March 31, 2008, there was no construction in progress.

Additional information on the Authority's capital assets can be found in the Notes to Basic Financial Statements, which is included in this report.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

STATEMENT OF NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

ASSETS

Current assets

Cash and cash equivalents	\$ 233,860
Restricted cash - resident security deposits	14,018
Accounts receivable, net of allowance for uncollectibles	21,619
Due from other governments - City of Statesboro	34
Inventories, net of allowance for obsolescence	3,535
Prepaid insurance	22,743
Total current assets	<u>295,809</u>

Noncurrent assets

Other assets

Insurance deposits	<u>7,400</u>
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Capital assets

Not being depreciated	171,711
Depreciable, net	2,027,434
Total capital assets, net	<u>2,199,145</u>

Total noncurrent assets	<u>2,206,545</u>
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Total assets

2,502,354

LIABILITIES

Current liabilities

Vendors and contractors payable	8,391
Accrued wages/taxes payable	4,682
Tenant prepaid rents	1,228
Total current liabilities	<u>14,301</u>

Current liabilities payable from restricted assets

Resident security deposits	<u>14,018</u>
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Total liabilities

28,319

NET ASSETS

Invested in capital assets	2,199,145
Unrestricted	274,890
Total net assets	<u><u>\$ 2,474,035</u></u>

The accompanying notes are an integral part of these basic financial statements.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

Operating revenues	
Rental revenue	\$ 207,174
Other revenue	1,029
Total operating revenues	<u>208,203</u>
Operating expenses	
Administrative	166,578
Utilities	14,641
Ordinary maintenance & operation	222,992
General expenses	29,500
Depreciation	225,835
Total operating expenses	<u>659,546</u>
Operating loss	<u>(451,343)</u>
Nonoperating revenues	
HUD grants	318,459
Interest revenue	9,178
Total nonoperating revenues	<u>327,637</u>
Decrease in net assets	<u>(123,706)</u>
Net assets, beginning of year	<u>2,597,741</u>
Net assets, end of year	<u>\$ 2,474,035</u>

The accompanying notes are an integral part of these basic financial statements.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008

Cash Flows From Operating Activities	
Receipts from residents and other deposits	\$ 195,041
Other receipts	1,135
Payments to suppliers	(180,099)
Payments to/for employees	(253,130)
Net cash used by operating activities	<u><u>(237,053)</u></u>
 Cash Flows From Noncapital Financing Activities	
Operating grants	<u>318,425</u>
 Cash Flows From Capital and Related Financing Activities	
Purchases of capital assets	(12,363)
Net cash used by capital and related financing activities	<u><u>(12,363)</u></u>
 Cash Flows From Investing Activities	
Interest	<u>9,178</u>
Net cash provided by investing activities	<u><u>9,178</u></u>
 Net increase in cash equivalents	78,187
Balance - beginning of the year	<u>169,691</u>
Balance - end of the year	<u><u>\$ 247,878</u></u>
 Reconciliation of Cash Flows to Statement of Net Assets	
Cash and cash equivalents	\$ 233,860
Restricted cash - resident security deposits	14,018
	<u><u>\$ 247,878</u></u>

There were no noncash investing, capital and financing activities.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2008
(Continued)

Reconciliation of Net Operating Loss to
Net Cash Used By Operating Activities

Operating loss	\$ (451,343)
Adjustments to reconcile net operating loss to net cash used by operating activities:	
Depreciation elimination	225,835
Increase in accounts receivable	(12,357)
Decrease in inventory	175
Increase in prepaid expenses	(550)
Increase in security deposits	101
Increase in accounts payable	1,641
Decrease in accrued wages	(678)
Increase in deferred credits	123
Net cash used by operating activities	<u>\$ (237,053)</u>

The accompanying notes are an integral part of these basic financial statements.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008

A - Summary of Significant Accounting Policies and Organization:

1. **Organization:** Housing Authority of the City of Statesboro ("the Authority") is a public body corporate and politic pursuant to the Laws of the State of Georgia which was organized to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other Federal Agencies.
2. **Reporting Entity:** In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14, (amended) of the Governmental Accounting Standards Board: The Financial Reporting Entity*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity has no component units.

The basic financial statements of the Authority consist primarily of Low Rent Public Housing under Annual Contributions Contracts A-2832.

3. **Summary of HUD Programs:** The accompanying basic financial statements consist of the activities of the housing programs subsidized by HUD. A summary of each of these programs and the related contracts with HUD is provided below.
 - a. **Annual Contributions Contract A-2832**
 - 1) **Low Rent Public Housing:** This type of housing consists of apartments and single-family dwellings owned and operated by the Authority. Funding is provided by tenant rent payments and subsidies provided by HUD.
 - 2) **Modernization:** Substantially all additions to land, buildings, and equipment are accomplished through the Capital Fund Program. This program adds to, replaces or materially upgrades deteriorated portions of the Authority's housing units. Funding is provided through this program established by HUD.
4. **Basis of Presentation and Accounting:** In accordance with uniform financial reporting standards for HUD housing programs, the basic financial statements are prepared in accordance with U. S. generally accepted accounting principles (GAAP).

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

Based upon compelling reasons offered by HUD, the Authority reports its basic financial statements as a special purpose government engaged solely in business-type activities, which is similar to the governmental proprietary fund type (enterprise fund), which uses the accrual basis of accounting and the flow of economic resources measurement focus. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. Pursuant to the election option made available by *GASB Statement No. 20, Pronouncements of the Financial Accounting Standards Board (FASB)* issued after November 30, 1989 are applied in the preparation of the basic financial statements, unless those pronouncements conflict with or contradicts GASB pronouncements.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following three net asset categories:

Invested in Capital Assets, Net of Related Debt – Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.

Restricted - Net assets whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or the expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.

Unrestricted – Net assets that are not subject to externally imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

5. **Budgets:** Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a “project length” basis. Budgets are not, however, legally adopted nor legally required for basic financial statement presentation.
6. **Cash and Cash Equivalents:** For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents.
7. **Interprogram Receivables and Payables:** Interprogram receivables/payables, when present, are all current, and are the result of the use of the Public Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all interprogram balances net zero. Offsetting due to/due from balances are eliminated for the basic financial statement presentation.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

- 8. Investments:** Investments, when present, are recorded at fair value. Investment instruments consist only of items specifically approved for public housing agencies by HUD. Investments are either insured or collateralized using the dedicated method. Under the dedicated method of collateralization, all deposits and investments over the federal depository insurance coverage are collateralized with securities held by the Authority's agent in the Authority's name. It is the Authority's policy that all funds on deposit are collateralized in accordance with both HUD requirements and requirements of the State of Florida.
- 9. Inventories:** Inventories (consisting of materials and supplies) are valued at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.
- 10. Prepaid Items:** Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid items.
- 11. Use of Estimates:** The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the basic financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.
- 12. Fair Value of Financial Instruments:** The carrying amount of the Authority's financial instruments at March 31, 2008 including cash, investments, accounts receivable, and accounts payable closely approximates fair value.
- 13. Capital Assets:**

 - a. Book Value:** All purchased fixed assets are valued at cost when historical records are available. When no historical records are available, fixed assets are valued at estimated historical cost.

Land values were derived from development closeout documentation.

Donated fixed assets are recorded at their fair value at the time they are received.

Donor imposed restrictions are deemed to expire as the asset depreciates.

All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

13. Capital Assets: (Continued)

- b. Depreciation:** The cost of buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method.

Depreciation commences on modernization and development additions in the year following completion.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	30 years
Building modernization	20 years
Furniture and equipment	5-7 years

- c. Maintenance and Repairs Expenditures:** Maintenance and repairs expenditures are charged to operations when incurred. Betterments in excess of \$200 are capitalized. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.
- 14. Compensated Absences:** Compensated absences are those absences for which employees will be paid, such as vacation and sick leave computed in accordance with *GASB Statement No. 16*. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.
- 15. Litigation Losses:** The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurred, the loss is probable and the loss is reasonably estimable.
- 16. Annual Contribution Contracts:** Annual Contribution contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.
- 17. Risk Management:** The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

17. Risk Management: (Continued)

The Authority participates in public entity risk pool (Georgia Housing Authorities Risk Retention Pool) for all general liability, fire and extended coverage, fidelity bond, automobile, and Director and Officers liability. Settled claims resulting from these risks have not exceeded risk pool coverage in any of the past three fiscal years. Rights and responsibilities of the Authority and the pool are contained within the pool agreement and the scope of coverage documents.

The Authority also carries commercial insurance for all other risks of loss, including workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.

18. Use of Restricted Assets: It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

19. Operating Revenues and Expenses: The principal operating revenues of the Authority's enterprise fund are charges to customers for rents and services. Operating expenses for the Authority's enterprise fund include the cost of providing housing and services, administrative expenses and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

B - Deposits and Investments: For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents. There were no noncash investing, capital and financing activities during the year.

1. HUD Deposit and Investment Restrictions

HUD requires authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

B - Deposits and Investments: (Continued)

2. Risk Disclosures

- a. Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase.

At March 31, 2008, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

- b. Credit Risk:** This is risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the U.S. Government, its agencies and instrumentalities.

- c. Custodial Credit Risk:** This is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are held by the counterparty. All of the Authority's investments in securities are held in the name of the Authority. The Authority's custodial agreement policy prohibits counterparties holding securities not in the Authority's name.

The carrying amounts of the Authority's cash deposits were \$247,878 at March 31, 2008. Bank balances before reconciling items were \$248,099 at that date, the total amount of which was collateralized or insured with securities held by an unaffiliated banking institution in the Authority's name.

C - Accounts Receivable:

Dwelling rents (net of allowance for doubtful accounts of \$8,513)

\$ 21,619

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

D - Land, Buildings and Equipment:

	Balance March 31, 2007	Additions	Balance March 31, 2008
Not being depreciated:			
Land	\$ 171,711	\$ -	\$ 171,711
Depreciable:			
Buildings & improvements	6,109,627	-	6,109,627
Accumulated depreciation	(4,021,248)	(167,525)	(4,188,773)
Net buildings & improvements	2,088,379	(167,525)	1,920,854
Equipment	380,894	12,363	393,257
Accumulated depreciation	(228,367)	(58,310)	(286,677)
Net equipment	152,527	(45,947)	106,580
Net depreciable assets	2,240,906	(213,472)	2,027,434
TOTAL	\$ 2,412,617	\$ (213,472)	\$ 2,199,145

E - Annual Contributions by Federal Agencies:

Annual Contributions Contract A-4832 - Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget under the Annual Contributions Contract. HUD operating subsidy contributions for the year ended March 31, 2008 were \$289,050. HUD also contributed addition funds for modernization and operations in the amount of \$29,409 for the year ended March 31, 2008.

F - Defined Contribution Pension Plan: The Authority provides pension benefits for all its full-time employees through a defined contribution plan entitled "Housing – Renewal and Local Agency Retirement Plan". The plan is administered by ADP Retirement Services. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Board of Commissioners for the Authority is authorized to establish and amend plan benefits. Employees are eligible to participate after 1 year of employment. The Authority contributes 13.5% of the employee's base salary each month. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after 5 years of continuous service, or until age 65, whichever is first. Authority contributions for, and interest forfeited by, employees who leave employment before vesting are used to reduce the Authority's current-period contribution requirement.

The Authority's total payroll in fiscal year 2008 was \$180,963. The Authority and employee's contributions were calculated using the base wages of \$180,963. The Authority and the employees made the required contributions amounting to \$13,405.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

NOTES TO BASIC FINANCIAL STATEMENTS
MARCH 31, 2008
(Continued)

- G - Economic Dependency:** The Authority receives approximately 72% of its revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's reserves could be adversely affected.
- H - Contingencies:** The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. There was no such examination for the year ended March 31, 2008.
- I - Conduit Type Debt:** Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on part of the Authority. Accordingly, this debt has not been recorded in the basic financial statements of the Authority. Additionally, HUD no longer provides debt service information to the Authority.
- J - Commitments:** The Authority is engaged in a modernization program funded by HUD. In this regard, the Authority has not entered into construction-type contracts as of March 31, 2008.
- K - Interprogram Transfers:** The Authority will make cash transfers between its various programs as outlined in the Federal Regulations and authorized and approved by the Authority's Board of Commissioners. There were transfers of \$29,409 during the year ended March 31, 2008.
- L - Leasing Activities (as Lessor):** The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements and schedules as "Rental Revenue". Rental Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

**COMBINING SCHEDULE OF NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008**

	<u>Low Rent Public Housing</u>	<u>Public Housing Capital Fund Program</u>	<u>Total</u>
ASSETS			
Current assets			
Cash and cash equivalents	\$ 233,860	\$ -	\$ 233,860
Restricted cash - resident security deposits	14,018	-	14,018
Accounts receivable, net of allowance for uncollectibles	21,619	-	21,619
Due from other governments - City of Statesboro	34	-	34
Inventories, net of allowance for obsolescence	3,535	-	3,535
Prepaid insurance	22,743	-	22,743
Total current assets	<u>295,809</u>	<u>-</u>	<u>295,809</u>
Noncurrent assets			
Other assets			
Insurance deposits	<u>7,400</u>	<u>-</u>	<u>7,400</u>
Capital assets			
Not being depreciated	171,711	-	171,711
Depreciable, net	1,724,273	303,161	2,027,434
Total capital assets, net	<u>1,895,984</u>	<u>303,161</u>	<u>2,199,145</u>
Total noncurrent assets	<u>1,903,384</u>	<u>303,161</u>	<u>2,206,545</u>
Total assets	<u>2,199,193</u>	<u>303,161</u>	<u>2,502,354</u>
LIABILITIES			
Current liabilities			
Vendors and contractors payable	8,391	-	8,391
Accrued wages/taxes payable	4,682	-	4,682
Tenant prepaid rents	1,228	-	1,228
Total current liabilities	<u>14,301</u>	<u>-</u>	<u>14,301</u>
Current liabilities payable from restricted assets			
Resident security deposits	<u>14,018</u>	<u>-</u>	<u>14,018</u>
Total liabilities	<u>28,319</u>	<u>-</u>	<u>28,319</u>
NET ASSETS			
Invested in capital assets	1,895,984	303,161	2,199,145
Unrestricted	274,890	-	274,890
Total net assets	<u>\$2,170,874</u>	<u>\$ 303,161</u>	<u>\$ 2,474,035</u>

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2008

	Low Rent Public Housing	Public Housing Capital Fund Program	Total
Operating revenues			
Rental revenue	\$ 207,174	\$ -	\$ 207,174
Other revenue	1,029	-	1,029
Total operating revenues	208,203	-	208,203
Operating expenses			
Administrative	166,578	-	166,578
Utilities	14,641	-	14,641
Ordinary maintenance & operation	222,992	-	222,992
General expenses	29,500	-	29,500
Depreciation	209,155	16,680	225,835
Total operating expenses	642,866	16,680	659,546
Operating income (loss)	(434,663)	(16,680)	(451,343)
Nonoperating revenues			
HUD grants	289,050	29,409	318,459
Interest revenue	9,178	-	9,178
Total nonoperating revenues	298,228	29,409	327,637
Income (loss) before transfers	(136,435)	12,729	(123,706)
Transfers from (to) other programs	29,409	(29,409)	-
Decrease in net assets	(107,026)	(16,680)	(123,706)
Net assets, beginning of year	2,277,900	319,841	2,597,741
Net assets, end of year	\$2,170,874	\$ 303,161	\$ 2,474,035

PHA: GA132 FYED: 03/31/2008

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	\$233,860	\$0	\$233,860
114	Cash - Tenant Security Deposits	\$14,018	\$0	\$14,018
100	Total Cash	\$247,878	\$0	\$247,878
124	Accounts Receivable - Other Government	\$34	\$0	\$34
126	Accounts Receivable - Tenants - Dwelling Rents	\$30,132	\$0	\$30,132
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$-8,513	\$0	\$-8,513
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$21,653	\$0	\$21,653
142	Prepaid Expenses and Other Assets	\$22,743	\$0	\$22,743
143	Inventories	\$3,535	\$0	\$3,535
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0
150	Total Current Assets	\$295,809	\$0	\$295,809
161	Land	\$171,711	\$0	\$171,711
162	Buildings	\$5,789,397	\$320,230	\$6,109,627
163	Furniture, Equipment & Machinery - Dwellings	\$310,532	\$0	\$310,532
164	Furniture, Equipment & Machinery - Administration	\$77,931	\$4,794	\$82,725
165	Leasehold Improvements	\$0	\$0	\$0
166	Accumulated Depreciation	\$-4,453,587	\$-21,863	\$-4,475,450
160	Total Fixed Assets, Net of Accumulated Depreciation	\$1,895,984	\$303,161	\$2,199,145
174	Other Assets	\$7,400	\$0	\$7,400
180	Total Non-Current Assets	\$1,903,384	\$303,161	\$2,206,545
190	Total Assets	\$2,199,193	\$303,161	\$2,502,354

PHA: GA132 FYED: 03/31/2008

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
312	Accounts Payable <= 90 Days	\$8,391	\$0	\$8,391
321	Accrued Wage/Payroll Taxes Payable	\$4,682	\$0	\$4,682
341	Tenant Security Deposits	\$14,018	\$0	\$14,018
342	Deferred Revenues	\$1,228	\$0	\$1,228
310	Total Current Liabilities	\$28,319	\$0	\$28,319
350	Total Noncurrent Liabilities	\$0	\$0	\$0
300	Total Liabilities	\$28,319	\$0	\$28,319
508	Total Contributed Capital	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$1,895,984	\$303,161	\$2,199,145
511	Total Reserved Fund Balance	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$274,890	\$0	\$274,890
513	Total Equity/Net Assets	\$2,170,874	\$303,161	\$2,474,035
600	Total Liabilities and Equity/Net Assets	\$2,199,193	\$303,161	\$2,502,354

PHA: GA132 FYED: 03/31/2008

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
703	Net Tenant Rental Revenue	\$207,174	\$0	\$207,174
704	Tenant Revenue - Other	\$1,029	\$0	\$1,029
705	Total Tenant Revenue	\$208,203	\$0	\$208,203
706	HUD PHA Operating Grants	\$289,050	\$29,409	\$318,459
711	Investment Income - Unrestricted	\$9,178	\$0	\$9,178
700	Total Revenue	\$506,431	\$29,409	\$535,840

PHA: GA132 FYED: 03/31/2008

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
911	Administrative Salaries	\$97,308	\$0	\$97,308
912	Auditing Fees	\$5,800	\$0	\$5,800
915	Employee Benefit Contributions - Administrative	\$39,347	\$0	\$39,347
916	Other Operating - Administrative	\$24,123	\$0	\$24,123
931	Water	\$530	\$0	\$530
932	Electricity	\$11,451	\$0	\$11,451
933	Gas	\$2,101	\$0	\$2,101
938	Other Utilities Expense	\$559	\$0	\$559
941	Ordinary Maintenance and Operations - Labor	\$82,455	\$0	\$82,455
942	Ordinary Maintenance and Operations - Materials and Other	\$42,590	\$0	\$42,590
943	Ordinary Maintenance and Operations - Contract Costs	\$64,605	\$0	\$64,605
945	Employee Benefit Contributions - Ordinary Maintenance	\$33,342	\$0	\$33,342
961	Insurance Premiums	\$29,606	\$0	\$29,606
964	Bad Debt - Tenant Rents	\$-106	\$0	\$-106
969	Total Operating Expenses	\$433,711	\$0	\$433,711
970	Excess Operating Revenue over Operating Expenses	\$72,720	\$29,409	\$102,129
974	Depreciation Expense	\$209,155	\$16,680	\$225,835
900	Total Expenses	\$642,866	\$16,680	\$659,546
1001	Operating Transfers In	\$29,409	\$0	\$29,409
1002	Operating Transfers Out	\$0	\$-29,409	\$-29,409
1010	Total Other Financing Sources (Uses)	\$29,409	\$-29,409	\$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$-107,026	\$-16,680	\$-123,706

PHA: GA132 FYED: 03/31/2008

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0
1103	Beginning Equity	\$2,088,066	\$509,675	\$2,597,741
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$189,834	\$-189,834	\$0
1120	Unit Months Available	1,764	0	1,764
1121	Number of Unit Months Leased	1,745	0	1,745

Report Generated: 07/11/2008 02:24:27
 Date Submission Created: 07/11/2008

| [Top of Page](#) |

**HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia**

**CERTIFICATION OF ACTUAL CAPITAL FUND
PROGRAM COSTS AND ADVANCES
FOR THE YEAR ENDED MARCH 31, 2008**

PROGRAM BUDGET	<u>501-03</u>
	<u>\$ 215,132</u>
 ADVANCES:	
Cash receipts - prior years	\$ 215,132
Cash receipts - current year	-
Cumulative as of March 31, 2008	<u>\$ 215,132</u>
 COSTS:	
Prior years	\$ 215,132
Current year	-
Cumulative as of March 31, 2008	<u>\$ 215,132</u>
Deficiency of advances due from HUD	<u>\$ -</u>
Actual Modernization Cost Certificate issued	<u>Yes</u>

The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.

All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia

**STATEMENT AND RECONCILIATION OF ACTUAL
CAPITAL FUND PROGRAM COSTS AND ADVANCES
FOR THE YEAR ENDED MARCH 31, 2008**

PROGRAM	<u>501-05</u>	<u>501-06</u>	<u>501-07</u>	<u>Total</u>
BUDGET	\$264,038	\$235,490	\$220,444	\$719,972
ADVANCES:				
Cash receipts - prior years	\$223,792	\$147,754	\$ -	\$371,546
Cash receipts - current year	4,350	235	24,824	29,409
Cumulative as of March 31, 2008	\$228,142	\$147,989	\$ 24,824	\$400,955
COSTS:				
Prior years	\$223,792	\$147,754	\$ -	\$371,546
Current year	4,350	235	24,824	29,409
Cumulative as of March 31, 2008	\$228,142	\$147,989	\$ 24,824	\$400,955
Deficiency of advances due from HUD (net)	\$ -	\$ -	\$ -	\$ -
Modernization Cost Certificate issued?	No	No	No	
Soft costs				
Prior years	\$ 21,421	\$ 25,103	\$ -	\$ 46,524
Current year	4,350	235	24,824	29,409
Cumulative as of March 31, 2008	\$ 25,771	\$ 25,338	\$ 24,824	\$ 75,933
Hard costs				
Prior years	\$202,371	\$122,651	\$ -	\$325,022
Current year	-	-	-	-
Cumulative as of March 31, 2008	\$202,371	\$122,651	\$ -	\$325,022
Cumulative hard and soft costs	\$228,142	\$147,989	\$ 24,824	\$400,955

**HOUSING AUTHORITY OF THE CITY OF STATESBORO
Statesboro, Georgia**

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED MARCH 31, 2008**

FINDINGS AND RESPONSES

There were no Findings.

PRIOR AUDIT FINDINGS

There were no Findings in the prior year.

MALCOLM JOHNSON & COMPANY, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

P.O. Box 530848

210 N. Highway 17-92

DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners
Housing Authority of the City of Statesboro
Statesboro, Georgia

HUD, Atlanta Regional Office
40 Marietta Street, NW Five Points Plaza Bldg.
Atlanta, GA 30303-2812

We have audited the basic financial statements of the Housing Authority of the City of Statesboro ("the Authority") as of and for the year ended March 31, 2008, and have issued our report thereon dated July 28, 2008 which included a disclaimer of opinion on Management's Discussion and Analysis. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the basic financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provision of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Authority's management, the Authority's Board of Commissioners, others within the entity, and the U.S. Department of HUD and is not intended to be and should not be used by anyone other than these specified parties.


Malcolm Johnson & Company, P.A.
Certified Public Accountants

DeBary, Florida
July 28, 2008