

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>The Housing Authority of the City of Winder, Winder, GA</b> PHA Code: <b>GA183</b> 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): <b>07/2010</b>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>325</b> Number of HCV units: <b>N/A</b>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <b>N/A</b>				
	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:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</b>				
<b>5.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b><u>Goal #1: Improve the quality of assisted housing</u></b></p> <p><b><u>Objectives:</u></b></p> <ol style="list-style-type: none"> <li>1.) Concentrate on efforts to improve specific management functions such as streamlining Intake process utilizing revised ACOP, training maintenance / management staff in UPCS and begin performing inspections in-house</li> <li>2.) Renovate , modernize, demolish and/or dispose of public housing units after performing an Affordable Housing Needs Assessment and determining financial resources available to support the Revitalization Plan. Continue pursuing the disposition of Braselton property.</li> </ol> <p><b><u>Goal #2: Promote self-sufficiency of assisted households</u></b></p> <p><b><u>Objectives:</u></b></p> <ol style="list-style-type: none"> <li>1.) Increase the number and percentage of employed persons in assisted families through improved marketing efforts</li> <li>2.) Provide or attract supportive services to improve recipients' employability by developing an FSS program, bringing community service providers into the Public Housing sites to educate in areas of employability, offer Credit Smart &amp; other educational programs.</li> <li>3.) Establish a Homeownership Program as part of a Section 8 Project Based Conversion or through a Section 5H program.</li> </ol> <p><b><u>Goal #3: Ensure equal opportunity and affirmatively further fair housing</u></b></p> <p><b><u>Objectives:</u></b></p> <ol style="list-style-type: none"> <li>1.) Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability through efficient processes and increased marketing efforts in the community.</li> </ol> <p style="text-align: center;"><b>VAWA</b></p> <p><b>A goal of the Winder Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.</b></p> <p><b>The Winder Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.</b></p> <p>We work with the Peace Place and the Tree House to provide these services.</p> <p><b>The Winder Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.</b></p>				

	<p>We refer people in this situation to the Peace Place and the Tree House.</p> <p><b>The Winder Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</b></p> <p>We work with the Peace Place and the Tree House and the Barrow County Family Connections Program.</p> <p><b>The Winder Housing Authority has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act.</b></p> <p>We brief all new participants of their rights prior to entering the program, VAWA awareness language is in their lease and we are always available for private consultations on their rights and responsibilities under VAWA.</p>
<b>6.0</b>	<b>PHA Plan Update</b>
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
<b>9.1</b>	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
<b>10.0</b>	<p><b>Additional Information.</b> 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><b>Discretionary changes in the plans and policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</b></p>
<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>

**Attachment A**

**The Housing Authority of the City of Winder, GA**

**Five-Year Plan**

**Fiscal Years 07/01/2010 – 06/30/2014**

**Comments of the Resident Advisory Board**

The Housing Authority of the City of Winder, GA conducted a meeting with its Resident Advisory Board (RAB) on 03/18/2010.

Elements of the PHA Five-Year Plan Template and the Capital Fund Program grants were discussed. The RAB members agreed with the Plan as presented.



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**Michelle Yawn, Executive Director**  
**The Housing Authority of the City of Winder, GA**  
**March 25, 2010**

**Attachment B**

**The Housing Authority of the City of Winder, GA**

**Five-Year Plan**

**Fiscal Years 07/01/2010 – 06/30/2014**

**Challenged Elements**

There were no challenged elements to the Housing Authority's Five-Year Agency Plan



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**Michelle Yawn, Executive Director**  
**The Housing Authority of the City of Winder, GA**

**March 25, 2010**