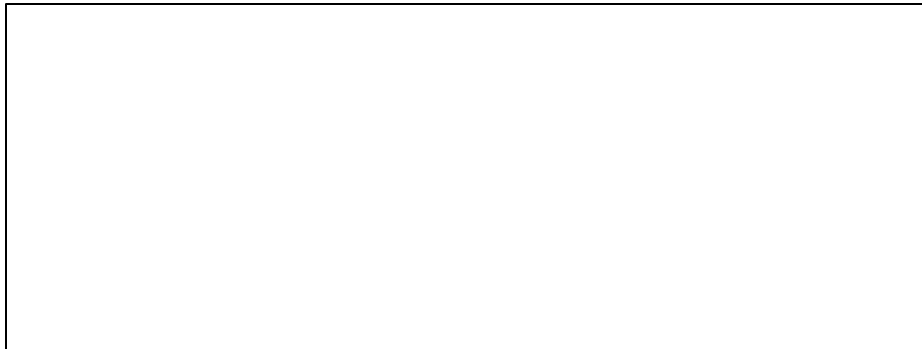


Housing Authority of Savannah

5-Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2001



**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Savannah

PHA Number: GA002

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

Public Access to Information

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

- Main administrative office of the PHA (**200 East Broad Street, Savannah, GA**)
- PHA development management offices
- PHA local offices

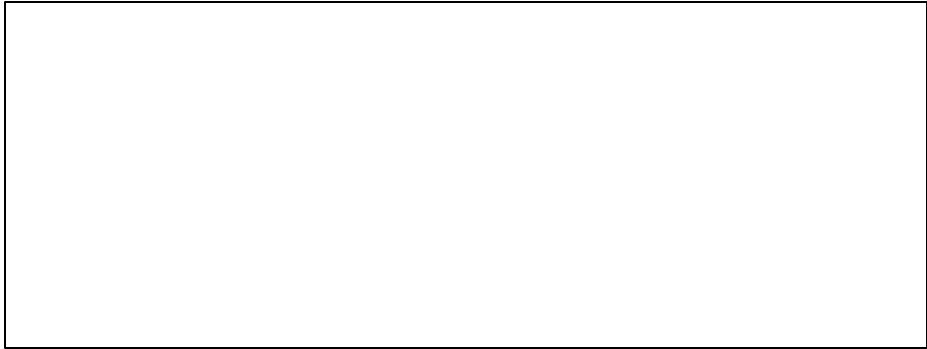
Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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



5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

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

- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
Attain Public Housing Assessment System score of 90% ("high performer") by 3/31/02 and maintain score through 3/31/05.
- Improve voucher management: (SEMAP score)
Attain Section 8 Management Assessment Program score of 90% ("high performer") by 3/31/01 and maintain score through 3/31/05.
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
Modernize 567 public housing units through 3/31/05.

- Demolish or dispose of obsolete public housing:
Demolish 72 buildings (315 units) located in Garden Homes and Garden Homes Annex.

- Provide replacement public housing:
Construct 315 units of replacement housing consisting of multifamily units, single family units and scattered site housing.

- Provide replacement vouchers:
During modernization, residents of Garden Homes and Garden Homes Annex will be relocated to other public housing neighborhoods. If vacancies are not available, residents will be provided replacement vouchers.

- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.

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

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

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

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

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

Increase the number and percentage of employed persons in assisted families:

Increase the percentage of families with employed family members from 49% to 65% by 3/31/05.

Provide or attract supportive services to improve assistance recipients' employability:

Execute Memorandum of Understanding with Chatham County Department of Family and Children Services by 3/31/01.

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

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

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

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

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

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

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

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

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

Other: (list below)
Increase the number of active participants in the Section 8 Family Self-Sufficiency Program by 10 participants annually through 3/31/05.

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

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

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

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Increase the number of handicapped units by 32 and the number of hearing-impaired units by 12 through modernization by 3/31/05.

Other: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

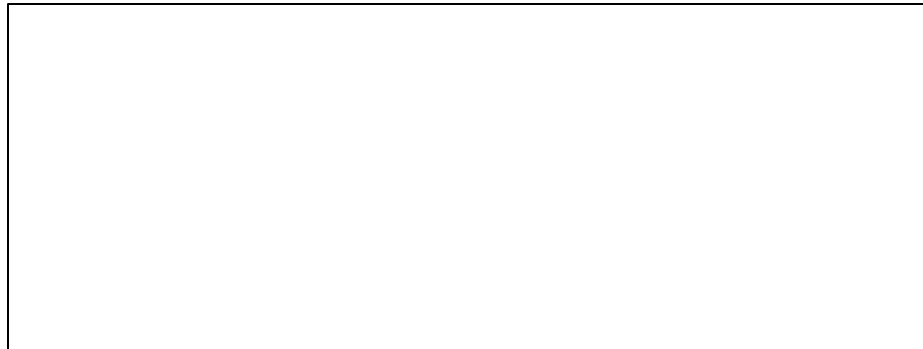
The Housing Authority of Savannah's Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the agency for fiscal year 2001 (4/1/01 – 3/31/02). The plan was developed in consultation with a Resident Advisory Board (RAB) comprised of 23 Housing Authority residents and section 8 representatives.

With both, the recent consolidation of the Maintenance and Modernization/Development Departments and the implementation of the Capital Fund Program, the Housing Authority has refocused its efforts and resources to improving the appearance of its housing stock. This is important not only to increase the pride of existing Housing Authority residents but to also increase the marketability of units to higher income residents to help meet the deconcentration requirements imposed by the Quality Housing Work Responsibility Act.

The Housing Authority has jump-started its efforts in this area with the award of a HOPE VI Revitalization Grant for Garden Homes Estate and Garden Homes Annex. This grant will not only rebuild dilapidated and structurally unsound public housing units, but with additional funds from both the City and the County, will revitalize an entire community. Additionally, the Housing Authority is dedicating almost \$1 million annually to capital improvements throughout its remaining neighborhoods during the next five years. These funds will be used for such items as roofing, site work, landscaping improvements and other general property enhancements.

While improving the appearance of public housing is important, it is also important to address the needs of residents. By working with our residents and analyzing the results of the HUD Resident Survey, the Housing Authority hopes to improve services to residents and make each neighborhood safer.

The Housing Authority of Savannah's Five-Year Plan and Annual Plan were adopted by the Board of Commissioners on January 10, 2001.



iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

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

Table of Contents

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Attachments

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

Required Attachments:

- A** Admissions Policy for Deconcentration (**GA002a01**)
- B** FY 2000 Capital Fund Program Annual Statement (**GA002b01**)
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- F** Progress in Meeting 5-Year Goals and Objective (**GA002f01**)
- G** Community Service Requirements (**GA002g01**)
- H** Resident Survey Follow-Up Plan (**GA002h01**)

- I Definition of Significant Amendment to Agency Plans (GA002i01)
- J Pet Policy (GA002j01)
- K List of Resident Advisory Board Members (GA002k01)
- L Assessment of Demographic Changes in Public Housing (GA002l01)
- M Resident Membership on the Board of Commissioners (GA002m01)

Optional Attachments:

- B FY 2000 Capital Fund Program 5 Year Action Plan (GA002b01)
- C Public Housing Drug Elimination Program (PHDEP) Plan (GA002c01)
- D Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (GA002d01)
- E PHA Management Organizational Chart (GA002e01)

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437e(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall (total renter families)	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	7,498	5	5	4	3	3	5
Income >30% but <=50% of AMI	4,016	4	5	4	3	3	5
Income >50% but <80% of AMI	4,689	4	4	4	2	3	4
Elderly (all incomes)	3,905	3	4	2	2	2	2
Families with Disabilities (all incomes)	9,211	5	5	3	5	2	2
Black (all incomes)	10,857	4	4	4	2	3	4
White (all incomes)	6,716	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998 – 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")
dataset: 1990 data
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List				
Waiting list type: (select one)				
<input type="checkbox"/> Section 8 tenant-based assistance				
<input checked="" type="checkbox"/> Public Housing				
<input type="checkbox"/> Combined Section 8 and Public Housing				
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)				
If used, identify which development/subjurisdiction:				
		# of families	% of total families	Annual Turnover
Waiting list total		1,204		524
Extremely low income <=30% AMI		1,079	89.6%	
Very low income (>30% but <=50% AMI)		111	9.22%	
Low income (>50% but <80% AMI)		11	.91%	
Families with children		890	73.92%	
Elderly families		32	2.66%	
Families with Disabilities		114	9.47%	
Black		1,149	95.43%	
White		49	4.07%	
Other		6	.49%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	485	40.28%	
2 BR	421	34.97%	
3 BR	234	19.43%	
4 BR	38	3.16%	
5+ BR	5	.42%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	980		155
Extremely low income <=30% AMI	Not available	Not available	
Very low income (>30% but <=50% AMI)	Not available	Not available	
Low income (>50% but <80% AMI)	Not available	Not available	
Families with children	820	83.67%	
Elderly families	26	2.65%	
Families with Disabilities	81	8.27%	

Housing Needs of Families on the Waiting List			
Black	954	97.35%	
White	24	2.44%	
Other	2	.21%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	103	10.51%	
2 BR	428	43.67%	
3 BR	354	36.12%	
4 BR	75	7.65%	
5+ BR	20	2.04%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? <u>closed July 1999</u>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (<i>families requiring units accessible to the physically disabled and/or visually and hearing impaired</i>)			

C. Strategy for Addressing Needs

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

The Housing Authority has most recently focused its efforts on decreasing unit make-ready time, or the time it takes to prepare a unit for occupancy after the previous tenant has moved out. Because the Housing Authority has seen an increased unit turnover rate in the last couple years, it is important to make this process as efficient as possible. This allows the Leasing and Occupancy Office to house applicants quickly, lowers the Authority's vacancy rate and helps raise the Housing Authority's Public Housing Assessment Score.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Implement marketing program to attract residents to Marcus Stubbs and Horace Stillwell Towers

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

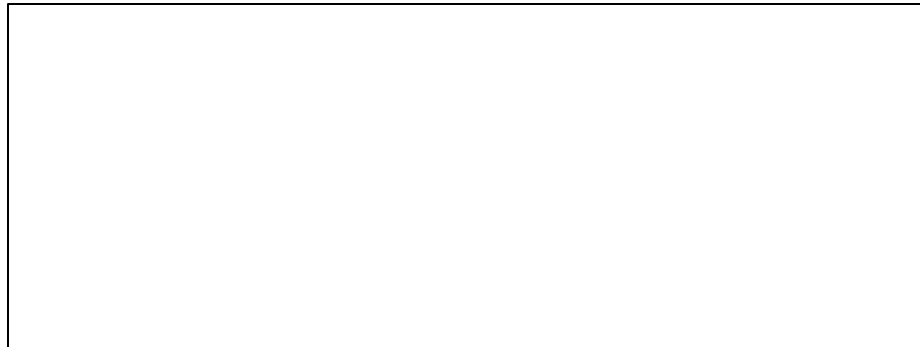
[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

The following information is provided for FY 2000. Upon receipt of FY 2001 formula allocations from HUD and completion and approval of the FY 2001 operating budget, this table will be revised to reflect current information.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$5,153,450	
b) Public Housing Capital Fund	\$3,665,186	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,952,297	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$585,200	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Development Grant GA002019	\$2,156,300	Capital Improvements
Comprehensive Grant GA006P00270899	\$317,500	Capital Improvements
Public Housing Drug Elimination Program	\$230,440	Safety/Security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
Dwelling Rents	\$3,573,000	Operations
Excess Utilities & Other	\$303,136	Operations
4. Other income (list below)		
Non-Dwelling Rentals	\$3,961	Operations
Investment, Public Housing	\$300,000	Operations
Investment, Section 8	\$125,000	Section 8 Supportive Services
4. Non-federal sources (list below)		
Deferred Credits – Land Sales	\$2,400,000	Capital Improvements
Region Board 18	\$20,000	Support Services
Total Resources	\$25,785,470	



3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

Local Law enforcement agency (Savannah Police Department) accesses criminal background information statewide.

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

(2) Waiting List Organization

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

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **12**

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

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists? **3**

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

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

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

(3) Assignment

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

- One (**current**)
- Two
- Three or More (**the ACOP will be changed in FY 2001 to reflect three or more vacant unit choices**)

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

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

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? (**89.6% of applicants on the waiting list have incomes below 30% of the median**)

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1	Date and Time Former Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
----------	---

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements **(89.6% of applicants on the waiting list have incomes below 30% of the median)**

(5) Occupancy

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

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

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

Residents can obtain information from their neighborhood Housing Managers.

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

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

(6) Deconcentration and Income Mixing

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

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing? **(Changes made in Fiscal Year 2000)**

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

- Adoption of site-based waiting lists

If selected, list targeted developments below: **all neighborhoods**

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below: **all neighborhoods**

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

Preference for working families and those enrolled in educational training and upward mobility programs.

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

All neighborhoods - median income in all neighborhoods is below 30% of area median income.

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
Excerpt from Section 8 Administrative Plan (p.14) – [Applicants will not be admitted to the Section 8 waiting list] if any member of the family...has committed drug-related criminal activity or any other criminal activity. These crimes include, but are not limited to all crimes of assault, battery, sex crimes, theft, vandalism and all other crimes against the person and/or crimes that endanger the peaceful possession and use of property.
 - Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
Savannah Police Department accesses statewide information.
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Excerpt from Section 8 Administrative Plan (p.42) – The Housing Authority will supply to landlords/owners the following information regarding families who are seeking rental units and have been determined eligible for the Section 8 Housing Assistance Program.

1. The family’s current and prior address as shown in the Housing Authority records;

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

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

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

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

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

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

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

(select one)

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

The following information reflects the current policy of the Housing Authority of Savannah. It is anticipated that in FY 2001 the payment standard will be raised to

110% of FMR to increase housing options for families and to adequately ensure success among assisted families in finding suitable housing.

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

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

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

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

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

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

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

- Annually
- Other - See (e)

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

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

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

- a) **Rent Burden – percent of tenant rent to adjusted household income by bedroom size;**
- b) **Contract rents for specific bedroom sizes;**
- c) **Rent Burden relative to availability of units by bedroom size;**

- d) **Rent Reasonableness;**
- e) **Reduction in the number of families to be served if the Payment Standard is increased.**

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.79 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (**Attachment E**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2,356	450
Tenant-Based Housing Choice Vouchers (Certificates & Vouchers merged)	1,026	155
Section 8 Mod Rehab: Chatham Apartments	183	43
Duffy Street (Single Room Occupancy)	33	9
Special Purpose Section 8 Certificates/ Vouchers: Shelter Plus Care Grants	81	30
Family Unification Program Grant	39	8
Public Housing Drug Elimination Program (PHDEP)	2,356	n/a
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

ADMISSION AND CONTINUED OCCUPANCY POLICY (ACOP). Included in this policy are the Housing Authority's Transfer Policy, Tenant Grievance Policy, Rent Collection Policy, and Pet Policy. *Adopted by the Board of Commissioners 12/15/99.*

HOUSING AUTHORITY OF SAVANNAH PERSONNEL POLICY. The Housing Authority Drug-Free Workplace Policy and the Sexual Harassment Policy are incorporated into this document. *Adopted by the Board of Commissioners 11/3/99; Drug-Free Workplace Policy adopted 10/18/95; Sexual Harassment Policy adopted 4/13/88.*

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

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

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

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

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

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

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

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

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

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

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

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

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



6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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

A. Public Housing

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

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

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

B. Section 8 Tenant-Based Assistance

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

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

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

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (GA002b01)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (GA002b01)

-or-

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

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

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

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

1. Development name: **Garden Homes Estate & Garden Homes Annex**
2. Development (project) number: **GA002003, GA002006**
3. Status of grant: (select the statement that best describes the current status)

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

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

If yes, list development name/s below:

Fellwood Homes & Fellwood Homes Annex or Yamacraw Village

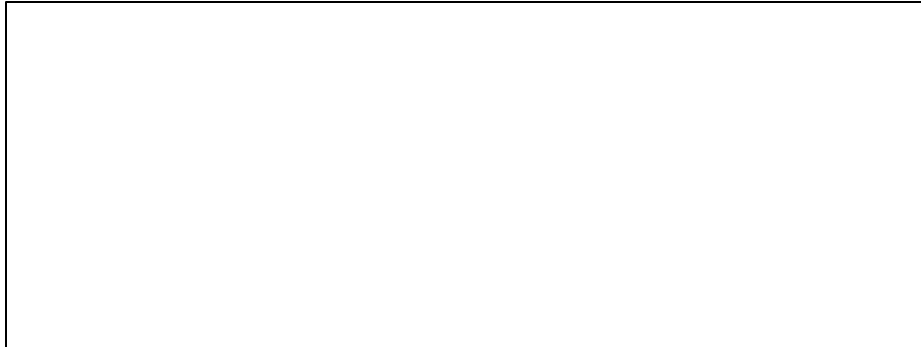
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes, the Garden Homes HOPE VI revitalization project proposes a mixed-finance development through the use of HOPE VI grant funds, LIHTC funds, Capital and Development Funds and leveraged funds from the City of Savannah, Chatham County and numerous other local agencies.

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

If yes, list developments or activities below:



8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

The following demolition information was submitted in the Housing Authority’s 2000 Annual Plan. Demolition of the project began in October 2000 and is anticipated to be complete in April 2001.

Demolition/Disposition Activity Description	
1a. Development name:	Garden Homes Estate and Garden Homes Annex
1b. Development (project) number:	GA002003 and GA002006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>5/00</u>
5. Number of units affected:	315
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/00 b. Projected end date of activity: 04/01

The following disposition activity will be submitted in conjunction with the Garden Homes HOPE VI revitalization project.

Demolition/Disposition Activity Description	
1a. Development name: Garden Homes Estate and Garden Homes Annex	
1b. Development (project) number: GA002003 and GA002006	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>unknown</u>	
5. Number of units affected: 243 replacement units	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: <u>n/a</u> b. Projected end date of activity: <u>n/a</u>	

The following demolition activity will be conducted under HUD's de minimis exception for demolition. A complete demolition application will not be required.

Demolition/Disposition Activity Description	
1a. Development name: Francis Bartow Place	
1b. Development (project) number: GA002009	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>4/01</u>	

5. Number of units affected: 4 units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/01 b. Projected end date of activity: 9/01

The following two proposed demolition activities are planned only in conjunction with possible HOPE VI applications.

Demolition/Disposition Activity Description	
1a. Development name: Fellwood Homes and Fellwood Homes Annex	
1b. Development (project) number: GA002001 and GA002005	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> - only in conjunction with possible HOPE VI application	
4. Date application approved, submitted, or planned for submission: <u>unknown</u>	
5. Number of units affected: 303	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: n/a b. Projected end date of activity: n/a	

Demolition/Disposition Activity Description	
1a. Development name: Yamacraw Village	
1b. Development (project) number: GA002002	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> - only in conjunction with possible HOPE VI application	
4. Date application approved, submitted, or planned for submission: <u>unknown</u>	

5. Number of units affected: **315**

6. Coverage of action (select one)

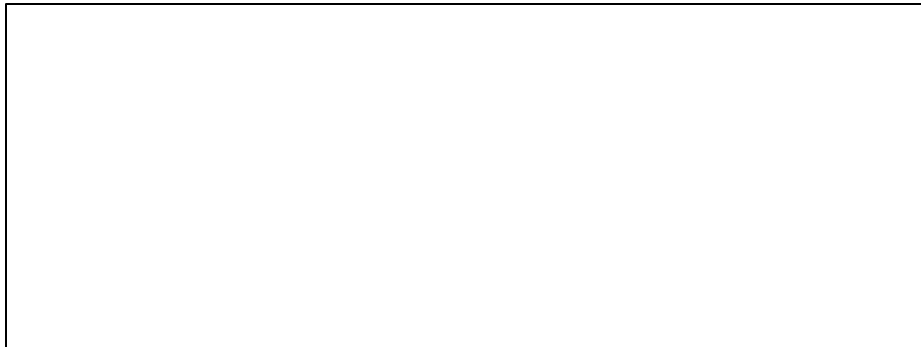
Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **n/a**

b. Projected end date of activity: **n/a**



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

[24 CFR Part 903.7 9 (i)]

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

The Housing Authority of Savannah maintains two high-rise buildings designated for occupancy by the elderly and/or handicapped. Horace Stillwell Towers has 209 apartments available for occupancy and Marcus Stubbs Towers has 210 apartments available for occupancy. In 1998, the Housing Authority received approval from HUD to allow occupancy by persons 55 years or older in Stillwell Towers to help facilitate higher occupancy rates. In addition to the high-rises mentioned above, the Authority maintains forty studio and one-bedroom units in Simon Frazier Homes that are designated for occupancy by the elderly and/or handicapped. No additional designations will be made in the upcoming fiscal year.

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

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11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

The Housing Authority does not currently administer any homeownership programs. A homeownership program is planned in conjunction with the Housing Authority's redevelopment of Garden Homes through its HOPE VI Grant. The proposed program will consist of 30 affordable infill/rehab units within the Benjamin Van Clark neighborhood. HOPE VI funds of approximately \$15,000 per unit will be used as write down funds to fill the gap between the development cost and the affordable purchase price of \$70,000. A Homeownership Plan will be submitted to HUD as required. Construction of these units is anticipated to begin mid 2001.

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Garden Homes HOPE VI Revitalization Project	
1b. Development (project) number: N/A	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>2001/2002</u>	
5. Number of units affected: 30 units proposed	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

The Housing Authority is exploring the possibility of implementing a Section 8 Homeownership program. Details of the program are not available and the program would most likely not be implemented until subsequent fiscal years. Upon development of the program, the Housing authority will provide a capacity statement and adhere to the regulations provided in 986.625.

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to Section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for Section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

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

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Services and Programs

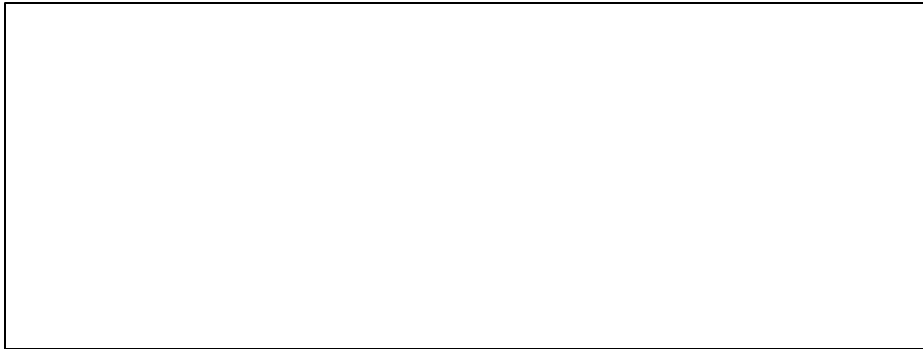
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
<p>Resident Services Program This program works collaboratively with various agencies, organizations and businesses to determine how programs and services can be made available to residents.</p>	Available to all residents	N/A	Blackshear Homes Community Center and Housing Authority Central Office	Public housing
<p>Economic Opportunity Authority (EOA) Certified Housing Counselors Program EOA has counselors certified by the National Federation of Housing Counselors to provide counseling services, without cost, to consumers interested in buying a home. The Housing Authority will continue to refer residents to EOA for counseling.</p>	Available to all residents	N/A	618 West Anderson	Public housing and Section 8



<p>Fred Wessels Resident Management Corporation (RMC) Fred Wessels RMC is a business venture consisting of residents of Fred Wessels. The Corporation is presently involved in on-going negotiation with the Housing Authority to assist the Facilities Management Department in the refurbishing of apartments in Fred Wessels. The corporation will recruit, hire and train resident employees to carry out the responsibilities for the venture. Successful applicants will be compensated</p>	<p>Available to all residents – first priority given to Fred Wessels Homes residents</p>	<p>Applications on file. Trained residents and best qualified will be selected.</p>	<p>Fred Wessels Homes 200 East Broad Street</p>	<p>Public housing</p>
<p>Patterson Terrace Resident Management Corporation (RMC) Patterson Terrace RMC is a business venture managed by residents of Patterson Terrace. The corporation is in the process of negotiating a contract with the Housing Authority to screen new applicants for admissions and to manufacture window screens for replacement. The corporation will recruit, hire and train resident employees to carry out the responsibilities for the venture. Successful applicants will be compensated by the RMC.</p>	<p>Available to all residents – first priority given to Patterson Terrace residents</p>	<p>Applications on file. Trained residents and best qualified will be selected.</p>	<p>Pickens Patterson Terrace 300 Lewis Drive</p>	<p>Public housing</p>
<p>Georgia School-To-Work Partnership Planning Grant, \$55,000 This application was submitted by the Coastal Georgia Workforce Development Partnership and will be administered by the Savannah Area Chamber of Commerce. This grant will expand and solidify community partnerships focused on school to work programs.</p>	<p>Available to all residents</p>	<p>Develop and maintain application list for selection</p>	<p>Housing Authority Central Office, Blackshear Homes Community Center</p>	<p>Public housing</p>

<p>Certified Workforce Corporation (CWC) Provides residents with training for jobs in the customer service industry. Training lasts for 12 weeks and successful applicants are certified upon demonstrating knowledge of customer service skills.</p>	Undetermined	Residents with a minimum of a 5 th – 8 th grade reading level	Housing Authority Central Office, Blackshear Homes Community Center, Savannah Electric & Power Co.	Public housing and Section 8
<p>Public Housing Drug Elimination Program (PHDEP) Resident Consultants from each neighborhood deliver prevention programs and activities to residents of public housing through the Prevention Resource Centers, police mini-stations, recreation centers, and the Mobile Computer Learning Laboratory. Training received on the Mobile Computer Learning Lab is seen as a first step on a career path.</p>	Available to all residents	Available to all residents	Housing Authority Central Office, 514-A W. Gwinnett Street, all management offices	Public housing
<p>Job Search Assistance Center This center provides skills assessments on interest and aptitude and determines eligibility and suitability for JTPA, Titles IIA, IIC, and III, Welfare-To-Work. This center also provides job assistance services to applicants.</p>	Undetermined	Referrals, walk-ins, first preference to welfare-to-work clients	Housing Authority Central Office, Blackshear Homes Community Center, JSAC Center (1 Bull Street)	Public housing and Section 8
<p>Chatham County Department of Family and children Services (DFACS) DFACS administers the Temporary Assistance to Needy Families (TANF) program and all related programs and services pursuant to the Welfare Reform Act.</p>	All TANF recipients	Pursuant to MOU	DFCS (East Henry Street), Housing Authority Central Office	Public housing and Section 8
<p>Savannah-Chatham Works Collaborative This program is a collaborative effort between many social service agencies in Savannah that meets monthly to share information, review, monitor and tract the success of programs and services related to welfare reform.</p>				

EOA Headstart Program Childcare program.	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing
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(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	n/a	n/a
Section 8	243	121

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

All neighborhoods are affected.

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

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

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

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

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

All neighborhoods are affected.

C. Coordination between PHA and the police

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

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

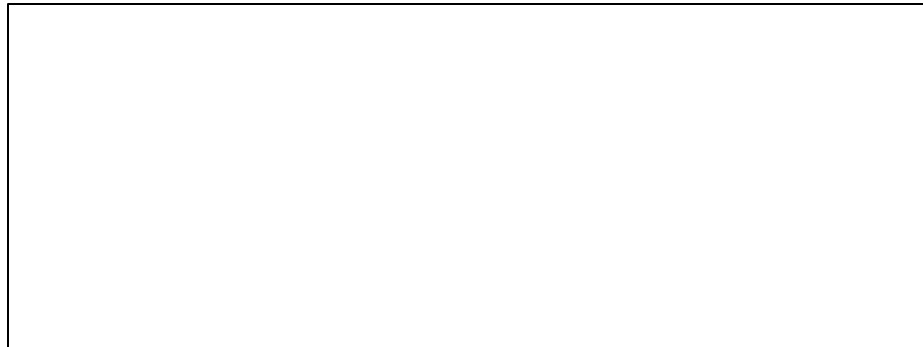
PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (GA002c01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

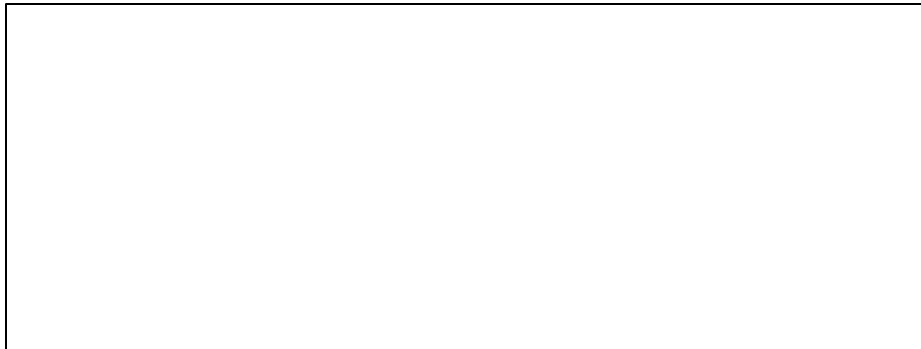
See Attachment “J”



15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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



16. Fiscal Audit

[24 CFR Part 903.79 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.79 (q)]

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

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

3. Yes No: ~~Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?~~

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (GA002d01) (Minutes & Sign In Sheets)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

See Attachment GA002d01

Other: (list below)

The Housing Authority of Savannah developed the 2001 Annual Plan in full cooperation with the Resident Advisory Board. Comments and suggestions were incorporated into the Annual Plan as meetings with the residents were conducted. Minutes of each of these meetings are available in Attachment "D".

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

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

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) **All Commissioners, including Resident Commissioners, are appointed by the Mayor of the City of Savannah.**

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Savannah

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

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

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

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

Housing Goal #5 – A city in which all elderly residents and disabled residents have access to appropriate housing to meet their individual needs, including supportive housing, assisted housing, and housing modifications.

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

Additionally, the Housing Authority’s HOPE VI revitalization project for Garden Homes will increase “affordable rental housing in standard condition” and “affordable housing units for ownership” through the new construction of affordable rental and homeownership units and through the housing repair program. The CSS Plan will address the priority need for “workforce development” and numerous youth development priorities including providing “parents with appropriate skills to raise children,” “improved education,” “improved health care of children,” and “increased drug use prevention and treatment” by bringing new partnerships and individual Self-sufficiency Action Plans to the community.

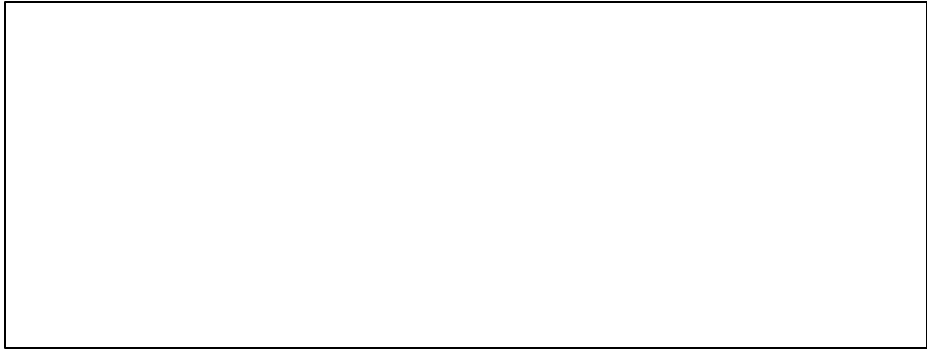
Other: (list below)

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

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

D. Other Information Required by HUD

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



Admissions Policy for Deconcentration

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

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

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 612,255.00
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

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

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

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

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Fellwood Homes	303	527
Yamacraw Village	315	857
Garden Homes Estates n/a (HOPE VI)		
Fred Wessels Homes	250	629
Robert Hitch Village	337	777

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

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$ 535,400.00	GA06DEP002093	-	No	06/30/95
FY 1996	\$ 650,233.00	GA06DEP002094	-	No	06/30/96
FY 1997	\$ 650,230.00	GA06DEP0020195	-	No	06/30/97
FY 1998	\$ 650,250.00	GA06DEP0020196	-	No	06/30/98
FY 1999	\$ 691,571.00	GA01DEP0020198	\$ 124.00	No	06/30/99
FY 2000	\$ 691,320.00	GA01DEP0020198	\$ 300.00	No	06/30/00
FY 2001	\$ 587,461.00	GA01DEP0020198	\$ 510,000.00	NO	06/30/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

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

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

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

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

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

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

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

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

B. PHDEP Budget Summary

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

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	\$ 54,461.00
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$ 557,794.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$ 612,255.00

C. PHDEP Plan Goals and Activities

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

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

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

9130 – Employment of Investigators					Total PHDEP Funding: \$ 54,461.00		
Goal(s)		The investigator will coordinate crime prevention in conjunction with the Savannah Police Department, PH residents.					
Objectives		To reduce crime in public housing.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance
1. National Night Out	1,500	Public Housing residents	8/1/00	8/1/00	\$ 1,100	Donations: Kroger, SPD, and Public Housing residents	A number Resident
2. To collect Part I Crime and Police Incident Reports in public housing.	1000+	Public Housing residents	7/30/00	6/30/01	\$ 53,361	In Kind: SPD	Yearly re Frequen

3. To continue coordinating the Crime and Safety Committee Meeting.	All Public Housing resident	Public Housing residents	7/1/00	6/30/01	Invest Salary	In Kind: SPD	To deliver National buyback.
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9140 - Voluntary Tenant Patrol		N/A			Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

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

9160 - Drug Prevention		N/A			Total PHDEP Funding: \$ 557,794.00		
Goal(s)							
To continue operations of the Prevention Resource Centers.							
Objectives							
To continue to offer Prevention activities that provide protective factors and reduce risk factors.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1. Prevention Resource Center Activities 5-7 days per week.	1,400	Public Housing residents	7/1/00	6/30/01	Approx. Budget \$ 447,794	Partners In Kind \$50,000	Participa School g incidents
2. To continue "Education as Prevention" via Mobile Computer Learning Lab and Scholarships	150+	Public Housing youths and adults	7/1/00	6/30/01	\$ 100,000	-	50% resi 80% resi
3. Teen Leadership Clubs	120+	Public	7/1/00	6/30/01	\$ 10,000	In Kind from	-Particip

		Housing teens				Partners \$5,000	-Volunte -Pass/Fa
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9170 - Drug Intervention					N/A			Total PHDEP Funding: \$ 0	
Goal(s)									
Objectives									
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)			
1.									
2.									
3.									

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

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

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130	Activity 1	\$ 21,000.00	Activity 2,3	\$ 54,461.00
9140				
9150				
9160				
9170	Activity 1,2,3	\$ 200,007.00	Activity 1,2,3	\$557,794.00
9180				
9190				
TOTAL		\$ 221,007.00		\$ 612,255.00

Section 4: Certifications

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

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

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

Comments of the Resident Advisory Board

Housing Authority of Savannah Minutes from the Resident Advisory Board August 10, 2000; 3:30 PM

Richard Collins welcomed the Resident Advisory Board, introduced staff, and asked RAB members and alternates to introduce themselves as notebooks were also passed out.

Ron Alt presented role and purpose of RAB (from handout).

Viola DeLoach described how the RAB was chosen. Members and alternates were nominated and voted on by their respective Resident Association.

Anne Clayton explained the time frame for Agency Plan approval. Plan must be submitted by January 15, 2001. Plan must also receive Board of Commissioners approval on January 3, 2001. A public hearing for the plan will be held on December 18, 2000 with the plan being available for public review on November 1, 2000. Also reviewed the contents of the notebooks.

Ron Alt held elections for Chairman, Vice-Chairman and Secretary. Adrienne Newton, Catherine Grant and Louise Johnson were nominated for Charman. Ms. Grant was voted chairman by RAB. Veronica Manigo and Adrienne Newton were nominated for Vice Chairman. Ms. Manigo was voted Vice-Chairman of the RAB. Francina Randolph was unanimously nominated and voted Secretary.

Ron Alt held a discussion about what a forum is. He also said we need an alternate for Bartow Homes.

We also talked about the time and the place of where these meetings are going to be held. The time was changed from 3:30 to 4:00 PM.

Ron Alt discussed the customer survey and gave the members a Resident Service Questionnaire form.

Secretary, Francina Randolph

**Housing Authority of Savannah
Minutes from the Resident Advisory Board
August 24, 2000; 4:00 PM**

Ron Alt introduced himself and asked if everyone signed in. Everyone introduced themselves and told what neighborhood they were from. Having a forum, everyone was asked to look over the minutes from last meeting. Ron Alt went over the minutes from the last meeting. Ms. Jones from Stubbs Towers made a motion to approve the minutes. Ms. Newton from Fred Wessels seconded the motion to approve the minutes.

Mr. Alt started the meeting by discussing the HUD survey. Ms. Newton answered question #1 by saying that Maintenance has improved a lot from the services that she has seen. Ms. Goldwire also discussed the importance of HAS Maintenance services and was concerned about the response time for repairs. Ms. Mary Hamilton also talked about HAS Maintenance and indicated that the door to her house was not on properly.

Ron Alt asked what could be done about the quality of maintenance services. Ms. Milton also talked about the different situations the Facilities Management Department deals with and how the department must prioritize work. Ms. Goldwire asked whether water backing up in her toilet was an emergency.

Ron Alt talked about communication. Ms. Jones said she didn't think communication was a priority. Different methods of communication were discussed including the RAB, Resident Associations, the monthly calendars, NRAW, Inc., and PHDEP. Ms. Goldwire suggested that Mr. Smith include Maintenance tips in the newsletters.

Ron Alt asked how the attendance at the RA meetings could be improved. The RAB suggested making them mandatory. Ms. DeLoach said that many residents suggest different speakers for the RA meetings. The different managers talked about the lease and what it represents.

Ron Alt talked about safety suggestions and how the Savannah Police Department could come to meetings and talk about safety. Ms. Goldwire talked about reinforcing the stickers for the cars to help with the problem of abandoned cars. Ms. McCray talked about how the bushes and the trees are blocking the lights. Ms. DeLoach talked about getting Block Captains for the different areas. Ms. Woods talked about reinforcing Block Captains. Ms. McCray talked about how residents don't feel safe when they call SPD for services because the resident's telephone number will be displayed to the SPD.

Ron Alt asked if the RAB knew how the Housing Authority screened residents. Ms. DeLoach talked about screening methods including criminal background checks and home visits.

Ms. Jones talked about the renovation to Garden Homes and wanted HAS to come to the RA meetings to provide information about that project. The Yamacraw manager said they are taking their meetings to the resident in the area instead of going to the office.

Ron Alt asked about services. Ms. DeLoach asked what residents do when they see someone throwing trash in a common area. Ms. Goldwire wants to plant seed or plants to have a remembrance of a person. Ms. DeLoach talked about chains on the doors.

Ron Alt talked about the HOPE VI Survey.

Ms. Grant thanked everyone for coming to the meeting and electing her president of the RAB.

Secretary, Francina Randolph

**Housing Authority of Savannah
Minutes from the Resident Advisory Board
September 14, 2000; 4:00 PM**

The meeting opened with Ms. Grant welcoming everyone to the RAB meeting. Members of the RAB and staff introduced themselves. Ron Alt reviewed the minutes of the August 24, 2000 meeting. Mr. Robert Smith made a motion to approve the minutes. Ms. Manigo seconded the motion and the minutes were unanimously approved.

Joseph Smith, Director of Facilities Management, was introduced and asked to speak about the Capital Fund Program. Mr. Smith explained that HUD had recently changed the Comprehensive Grant Program (CGP) to the Capital Fund Program. Funds received from HUD for the Capital Fund Program are designated for neighborhood modernization as well as capital improvement projects throughout all neighborhoods. Mr. Smith reviewed the proposed Five Year Capital Fund Program and described the projects and budget proposed for that time period.

Mr. Smith discussed the maintenance problems associated with Stubbs Towers. He estimated that it would take approximately \$8.5 million to comprehensively modernize the building and that even after modernization; the building would still be plagued with problems due to the age of the structure and the method in which it was built. A possible alternative for Stubbs would be to pool the Capital Funds designated for that project for several years and then demolish and rebuild a mid-rise structure. The design process could begin in 2003 with construction beginning in 2004 and lasting approximately a year and a half. Mr. Robert Smith made a motion to pool the Capital Funds associated with Stubbs Towers for the purpose of demolishing the building and rebuilding a mid-rise. Ms. McCray seconded the motion and the motion was approved unanimously.

Mr. Smith explained that funds from the Capital Fund Program are allocated to housing authorities on a formula-based method. In fiscal year 2000, the Housing Authority received a higher than expected funding amount. When preparing the Five Year Capital Fund Budget, HUD requires that you use the current year's funding level to estimate the subsequent five years. Mr. Smith recommended that the RAB, instead, adopt the funding level provided in 1999 (approx. \$3.6 million) to more accurately project funding for future years. Ms. Grant made a motion to approve the FY 1999 funding level for planning purposes for the Five-Year Capital Fund. Mr. Robert Smith seconded the motion and it was unanimously approved.

Bartow Homes currently contains two buildings (4 units) located very near the new Lyons Parkway. Due to the close proximity of the parkway, severe settlement and damage has occurred to the buildings. New HUD regulations allow the Housing Authority to demolish less than 5% of their housing stock without prior HUD approval. Because the Housing Authority is unable to house residents in these units and the cost for rehabbing the two buildings is cost prohibitive, it is recommended that these two

buildings be demolished. Ms. Manigo made a motion to demolish the two buildings located in Bartow Homes. Ms. McCray seconded the motion and it was unanimously approved.

Mr. Smith discussed the HOPE VI program, the revitalization plans for Garden Homes, and the possibility of submitting an additional application for the revitalization of another neighborhood. The two neighborhoods under consideration are Fellwood Homes/Annex and Yamacraw Village. A discussion followed in which the condition of the two neighborhoods were discussed. Ms. McCray made a motion to recommend submitting a HOPE VI application for the revitalization of Fellwood Homes/Annex. Ms. Grant seconded the motion and the motion was unanimously approved. The second alternative for a possible HOPE VI application is Yamacraw Village. Again, a discussion followed regarding the condition and age of this neighborhood. Ms. McCray made a motion to recommend submitting a HOPE VI application for the revitalization of Yamacraw Village. Ms. Hamilton seconded the motion and it was unanimously approved.

Mr. Alt reviewed the budget of the Public Housing Drug Elimination Program and described the activities that would be occurring in the next year through the program. Ms. McCray made a motion to approve the budget as presented. Mr. Robert Smith seconded the motion and the PHDEP budget was unanimously approved.

There being no further business, the meeting was adjourned.

Secretary, Francina Randolph

**Housing Authority of Savannah
Minutes from the Resident Advisory Board
October 12, 2000; 4:00 PM**

The meeting opened with Mr. Ron Alt welcoming everyone to the RAB meeting and reviewing the minutes of the September 14, 2000 meeting.

Mr. Alt reviewed the progress in meeting the Housing Authority's goals and objectives as outlined in the 5-Year Plan. The Housing Authority was only able to report on the goals and objectives for a six-month period (4/1/00 – 9/30/00) due to the time constraints in submitting the Agency Plan. The handout that was reviewed and discussed will be incorporated into the Housing Authority's Agency Plan as an attachment.

Mr. Alt then reviewed the draft of the Resident Survey FollowUp Plan. The Follow-Up Plan was developed in response to concerns of the residents discussed at the August 24, 2000 Resident Advisory Board Meeting and will also be incorporated into the Agency Plan as an attachment. One resident noted that due to the higher percentage of handicapped people living in Stillwell Towers, improvements should be made to the lobby and community room areas to facilitate easier access and mobility for these individuals. It was also suggested that the 'no trespassing' sign at Stillwell Towers be replaced with a larger sign. Another resident stated that the lights in the Stubbs Towers parking lot do not stay on consistently at night. All concerns will be looked into by Housing Authority management.

Mr. Alt stated the next RAB meeting would be held on October 26th at 4:00 PM and would most likely be the last meeting of the year. A copy of the draft Agency Plan would be provided to all RAB representatives prior to that meeting.

There being no further business, the meeting was adjourned.

Secretary, Francina Randolph

**Housing Authority of Savannah
Minutes from the Resident Advisory Board
October 26, 2000; 4:00 PM**

The meeting opened with Mr. Ron Alt welcoming everyone to the RAB meeting and reviewing the minutes of the October 12, 2000 meeting. Ms. McCray made a motion to approve the minutes and Ms. Hamilton seconded the motion. The minutes were unanimously approved.

Mr. Alt discussed the minor revisions that had been made to the Agency Plan since distribution to the RAB members. These changes included increasing the Section 8 payment standard to 110% of FMR and the inclusion of Attachment "B", Capital Fund Statement. The Capital Fund Statement was developed as a result of discussions with the RAB regarding the Capital Fund Program. Mr. Alt asked for questions from the RAB or any proposed changes or concerns. No questions or comments were received. Ms. Aiken made a motion to approve the Housing Authority Agency Plan as presented. Ms. Griffin seconded the motion and the Plan was unanimously approved.

Mr. Alt then reviewed the proposed definition of a 'significant amendment to the Agency Plan'. This definition will be incorporated into the Plan as Attachment "I". No changes were recommended to the proposed definition. Ms. Griffin made a motion to adopt the proposed definition of 'significant amendment' and incorporate it into the Agency Plan. Ms. Aiken seconded the motion and it was approved unanimously.

Mr. Alt discussed the timeline for the final approval process of the Agency Plans and announced that the Public Hearing would be held on December 18, 2000 at 3:30 at Blackshear Homes Community Center.

Mr. Collins thanked the RAB for their service and asked that the RAB members be present with staff for the public hearing to help answer any questions of the community.

There being no further business, the meeting was adjourned.

President, Catherine Grant

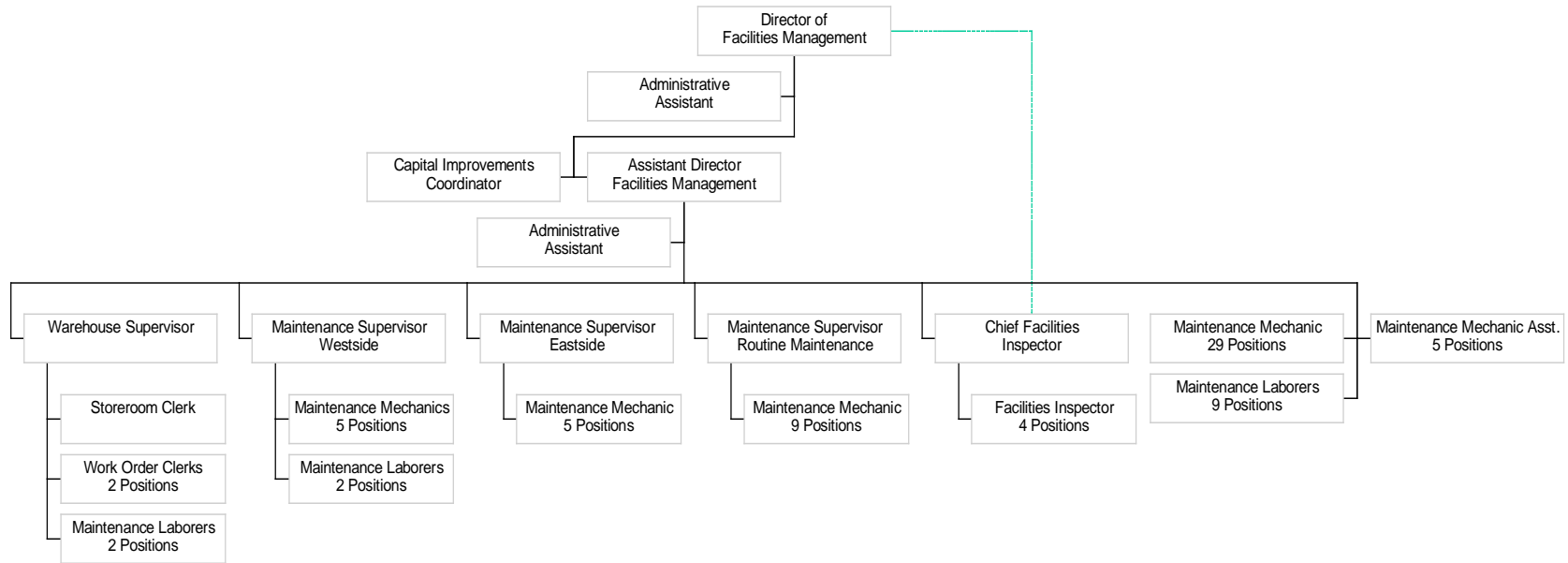
**Housing Authority of Savannah
Minutes from the Public Hearing
December 18, 2000; 3:30 PM**

Mr. Collins opened the meeting by stating the purpose of the public hearing was to receive comments from the residents and the general public on the Housing Authority's Five-Year and Annual Plans and to respond to any questions the residents or public might ask.

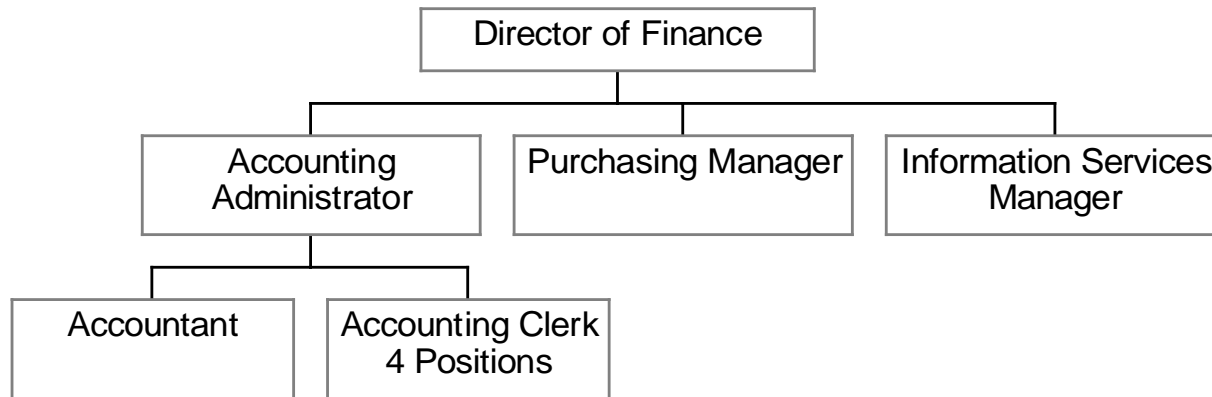
Mr. Collins asked if anyone was attending the public hearing who was not a member of staff or the Resident Advisory Board (RAB). One resident indicated she had only attended the last RAB meeting. Mr. Collins asked if there were any questions or comments regarding the proposed Agency Plans. No comments were received. Mr. Collins thanked everyone in attendance and stated that the public hearing was an important and necessary part of the approval process.

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

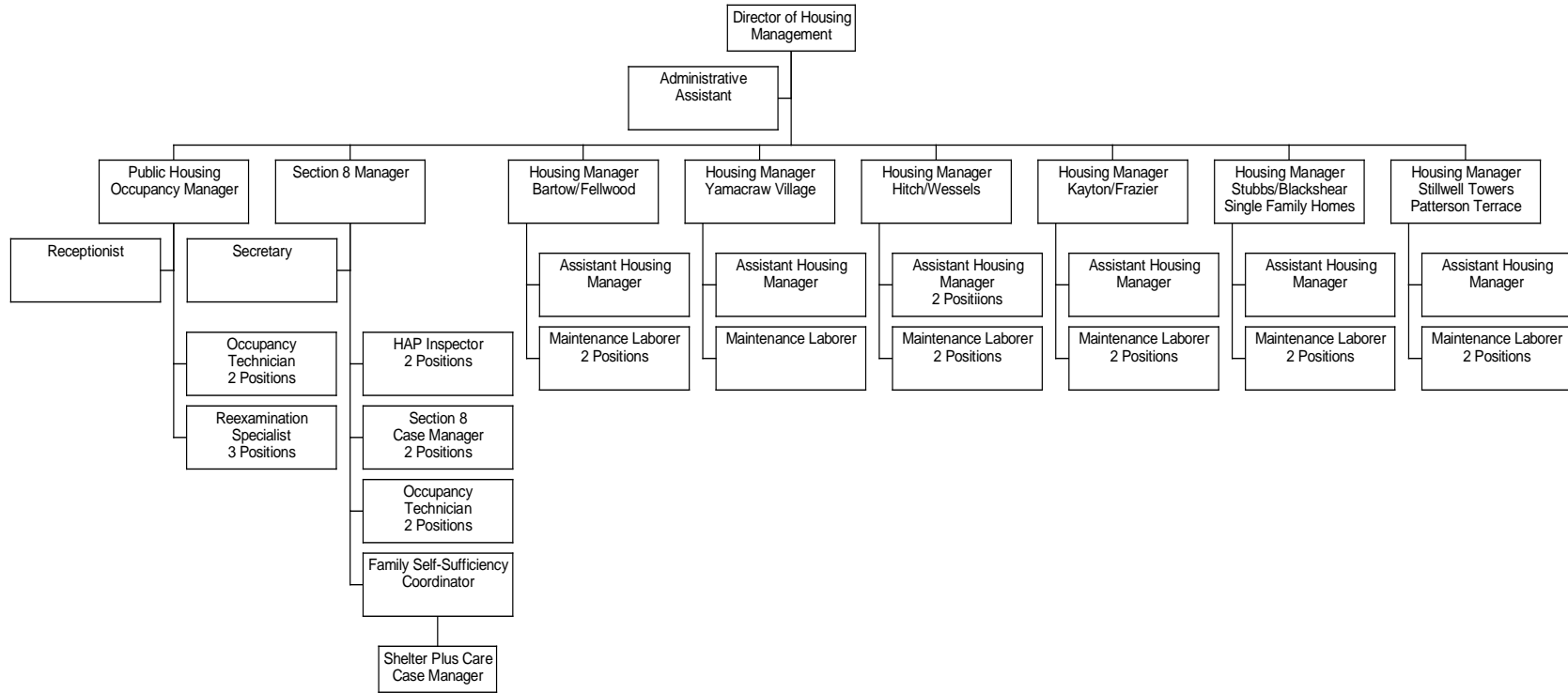
DEPARTMENT OF FACILITIES MANAGEMENT



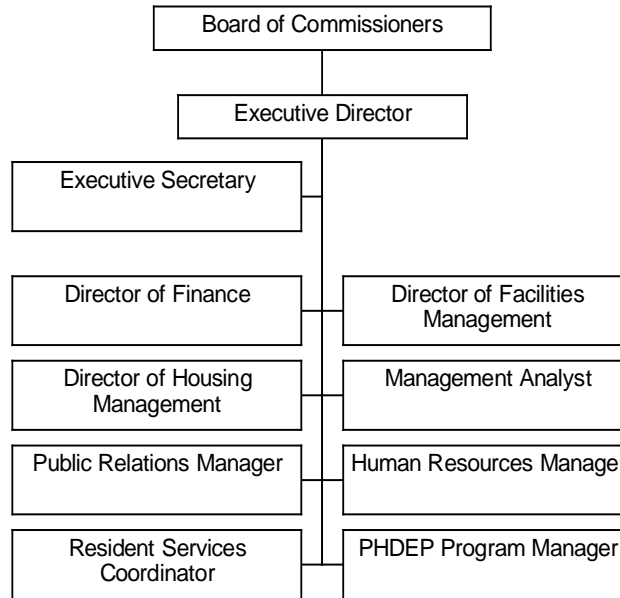
DEPARTMENT OF FINANCE



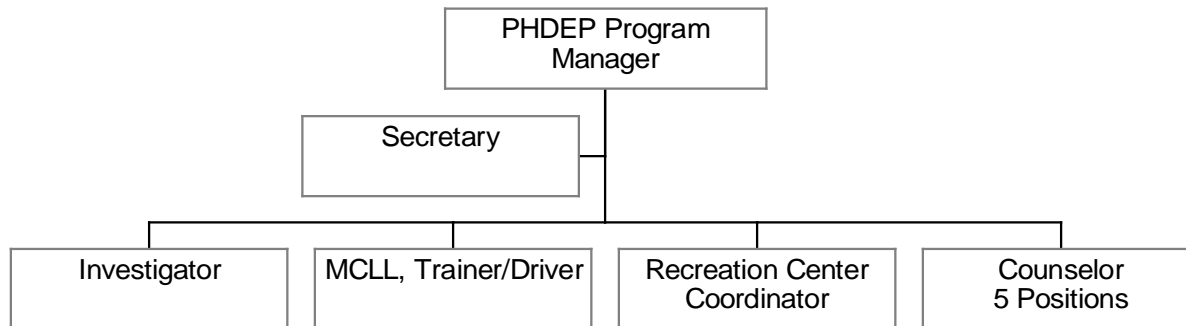
DEPARTMENT OF HOUSING MANAGEMENT



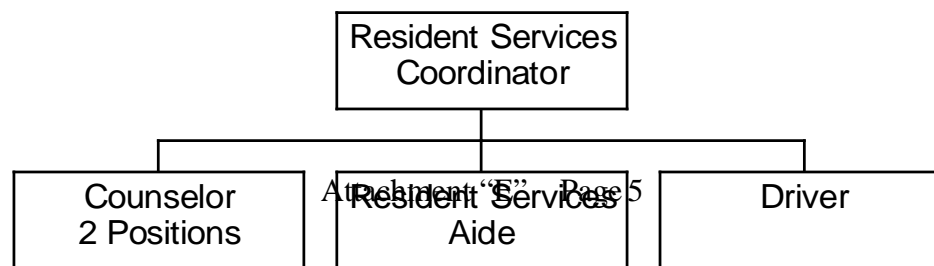
OFFICE OF THE EXECUTIVE DIRECTOR



**PUBLIC HOUSING DRUG
ELIMINATION PROGRAM**



RESIDENT SERVICES DIVISION



Progress in Meeting 5-Year Goals and Objectives

Goals & Objectives	Accomplishments as of 9/30/00
Goal: Expand the Supply of Assisted Housing	
Apply for any additional vouchers should they become available through 3/31/05.	The Housing Authority has approximately 400 additional vouchers as well as a funding application for 174 vouchers. HAS will continue to apply as funds become available.
Reduce public housing vacancy rate to 3% by 3/31/02 and maintain this rate through 3/31/05.	Since January 2000, the vacancy rate has been reduced from 12% to 4%. We are confident that we can achieve the 3% vacancy rate by 3-31-02.
Goal: Improve The Quality Of Assisted Housing	
Attain Public Housing Assessment System score of 90% ("high performer") by 3/31/02 and maintain score through 3/31/05.	The Housing Authority received a PHMAP score of 83.16 for FYE 3/31/99. PHAS advisory scores for FYE 3/31/00 are not yet available from HUD. The Housing Authority is moving aggressively to reduce the vacancy rate by pre qualifying a pool of applicants and having them ready for immediate occupancy as units are ready. This should help improve the PHAS score.
Attain Section 8 Management Assessment Program score of 90% ("high performer") by 3/31/01 and maintain score through 3/31/05.	The Housing Authority received a SEMAP score of 72% (Standard Performer) as of 3/31/00. Due to staff changes and additional vouchers, we will be unable to attain the goal of 90% until 3-31-02.
Modernize 567 public housing units through 3/31/05.	There are currently 216 units under the modernization program. From the period 4/1/00 – 9/30/00 a total of 26 units have been completed.
Demolish 72 building (315 units) located in Garden Homes and Garden Homes Annex.	HUD approval for the demolition of Garden Homes and Garden Homes Annex was received in May 2000. Actual demolition of the neighborhood will begin in October 2000.
Construct 315 units of replacement housing consisting of multifamily units, single-family units and scattered site housing.	With the approval of the Housing Authority's HOPE VI Grant application for Garden Homes, funding will be provided for the replacement of 243 units. These units will include 111 public housing units, 108 LIHTC units and 24 market rate units. In addition, funding will be provided to develop 30 affordable homeownership units and to repair/rehabilitate 100 units in the Benjamin Van Clark Park neighborhood.

During modernization, residents of Garden Homes and Garden Homes Annex will be relocated to other public housing neighborhoods. If vacancies are not available, residents will be provided replacement vouchers.	All residents of Garden Homes and Garden Homes Annex were provided temporary or permanent replacement housing via other public housing neighborhoods or replacement vouchers.
Goal: Increase Assisted Housing Choices	
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.	Voucher mobility counseling is provided at each briefing session for all new families entering the Program as well as individual counseling on an asneeded basis.
Provide program information through outreach efforts to 50 potential landlords annually; bring 10% of those on as new landlords under the Section 8 Program.	89 new landlords have entered the Section 8 program since 4/1/00 to 9/30/00. The Housing Authority has met and exceeded the goal of 10% of 250 potential landlords over a five-year period. Outreach efforts will continue.
Develop and implement site-based waiting lists for all public housing neighborhoods by 3/31/01.	Site-based waiting lists have been implemented at the Leasing & Occupancy Office and will be implemented at project sites in the very near future.
Goal: Improve Community Quality Of Life And Economic Vitality	
Increase the number of working families from 49% to 65% by 3/31/05.	Working families are given priority for admissions. Housing Authority of Savannah has met the goal of housing 40% of new admissions below 30% of the median income and can now concentrate on working families.
Continue collaborative relationship with the Savannah Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.	Monthly meetings with SPD have continued with several initiatives developed in conjunction with SPD including a Gun Buyback Program, an Authoritywide "banned from the property" list, a no trespassing sign campaign (70 signs) and a new partnership with Crimestoppers. All these initiatives have improved conditions in public housing. Monthly monitoring through CRNs will continue.
Provide drug, alcohol, and/or crisis intervention counseling to 400 public housing families annually.	Crisis intervention and/or alcohol and drug counseling is provided to 400+ families annually. 300+ families have been outreached over the past six months.

Goal: Promote Self-Sufficiency And Asset Development Of Families And Individuals.	
Increase the percentage of families with employed family members from 49% to 65% by 3/31/05.	It is believed that the percentage of families with employed members continues to increase.
Execute Memorandum of Understanding with Chatham County Department of Family and Children Services by 3/31/01.	Memorandum of Understanding is effective 4/1/00 through 3/31/01. MOU will be renewed prior to expiration date.
Execute Memorandum of Understanding with Certified Workforce by 6/30/00.	Certified Workforce Corp. and Impact Training Corp. in cooperation with Second Harvest Food Bank and Savannah Technical College will train 2 HAS employees as Ethics for the Workplace instructors. Future negotiations will take place as appropriate and upon agreement between HAS and CWC.
Execute Memorandum of Understanding with Job Search Assistance Center (JSAC) by 3/31/01.	Memorandum of Understanding expired August 31, 2000. Will execute new MOU upon completion of Center's transition from ROSS to Georgia Department of Labor.
Identify and provide training to local community resources on the requirements of the Quality Housing and Work Responsibility Act and the specific types of supportive services needed that their agency can provide by 3/31/01.	Chatham Works Collaborative is a group that monitors welfare reform. The group is comprised of representatives from State, County and Local agencies which provides a multiplicity of services. HAS has a staff person who serves on the Collaborative and provides on-going training/information at regular scheduled monthly meetings.
Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.	110 residents have been referred for job training and/or employment opportunities, the majority coming from families with unemployed members. We believe that the retention rate of 4% is attainable.
Renew contract for Senior Companion Program with Senior Citizens, inc. by 3/31/01.	Memorandum of Understanding effective 3/1/00 through 3/31/01. MOU will be renewed prior to expiration date.
Negotiate contract with the Economic Opportunity Authority for Retired Services Volunteer Program (RSVP) for homebound families by 3/31/01.	A meeting was held with the Executive Director of E.O.A. and the Director of the Retired Senior Volunteer Program. After each agency's role is defined, a MOU will be executed prior to 3-31-01.

<p>Negotiate with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. by 3/31/01.</p>	<p>Resident Services and Public Housing Drug Elimination Program vans, Teleride and Kroger bus are existing services available.</p>
<p>Identify local community resources that will provide training, job opportunities and supportive services to the elderly and families with disabilities by 3/31/02.</p>	<p>Goodwill Industry, Senior Citizens, inc., Senior Community Services Program, Retired Seniors Volunteer Program. Others will be solicited on an ongoing basis.</p>
<p>Increase the number of active participants in the Section 8 Family Self-Sufficiency Program by 10 participants annually through 3/31/05.</p>	<p>The Section 8 FSS Program has increased by 90 participants this year. Efforts to increase the program will continue.</p>
<p>Graduate 25 of active Section 8 Family Self-Sufficiency participants from the program annually through 3/31/05.</p>	<p>Three Section 8 FSS Program participants graduated this year. Two completed their goals and will use their escrow accounts towards the purchase of a home. Efforts to increase the number of graduates will continue.</p>
<p>Develop and implement a Family Self-Sufficiency Program for public housing by 3/31/02.</p>	<p>A Family Self-Sufficiency Program for public housing is being developed and will be implemented by 3-31-02.</p>
<p>Goal: Ensure Equal Opportunity And Affirmatively Further Fair Housing</p>	
<p>Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.</p>	<p>The Housing Authority continues to comply with the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.</p>
<p>Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.</p>	<p>All public housing units are inspected annually and maintained in conditions equivalent to or exceeding HUD's Uniform Physical Conditions Standards.</p>

<p>Increase the number of handicapped units by 32 and the number of hearing-impaired units by 12 through modernization by 3/31/05.</p>	<p>The completion of modernization work in Frazier Homes added three handicapped units and two hearing impaired units. The completion of Hitch Village by the end of 2000 will add eleven handicapped units and one hearing impaired unit.</p>
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Community Service Requirements

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

Community Service and self Sufficiency Requirements

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

1. Contribute 8 hours per month of Community Service (excluding political activity); or
2. Participate in an economic self-sufficiency program for 8 hours per month.

Exempt individual. An adult who is:

1. 62 years or older;
2. Is a person with vision impairment or other person with disabilities, as defined under 216(I) or 1614 or the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who is unable to comply with this section or is primary caretaker of such individual;
3. Is engaged in a work activity as defined under section 407(d) of the Social Security Act (42 U.S.C. 607(d), as in effect on and after July 1, 1997);
4. Meets the requirements for being exempted from have to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 501 et seq.) or under any other welfare program of the State in which the HAS is located, including a State administered welfare-to work program; or
5. Is in a family receiving assistance under a State program funded under part A of title IV of Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the Housing Authority of Savannah is located, including a State-administered welfare to work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.
 - a. Community Service – For purposes of this section, community service is the performance of voluntary work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community in which the resident resides. Political activity is excluded.
 - b. Economic self-sufficiency program. Any program designed to encourage, assist, training, or facilitate the economic independence of participants and their families or to provide work for partisans. These programs may include programs for job training, employment training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment.)

The Housing Authority of Savannah will:

Provide written notification of the provisions of the community service requirements to all residents.

Determine for each public housing family which family members are subject to or exempt from the community service and self-sufficiency requirement and approve the resident' planned activities to fulfill the requirement.

No more or less frequently than annually, review and determine the compliance of residents with the requirements at least 20 days before lease term expires. Determine any changes to each adult family member's exempt or nonexempt status.

Retain reasonable documentation of community service participation or exemption in participant files.

Resident Noncompliance.

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

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

PHAS Resident Survey Follow-Up Plan

for Fiscal Years 2000 - 2001

A meeting was held on August 24, 2000 with the Housing Authority of Savannah's Resident Advisory Board to discuss the results of the Public Housing Assessment System (PHAS) Resident Survey and to provide suggestions for the development of a Follow-Up Plan. This plan is the result of that meeting and subsequent meetings with Authority staff.

Communication

Score: 71.2%

Members of the Resident Advisory Board (RAB) were able to list a variety of methods that Housing Authority management uses to communicate with residents including newsletters; special resident groups such as the RAB; the Neighborhood Residents at Work, Inc.; Resident Association meetings; postings on bulletin boards; calendars; on-site managers and interaction with PHDEP and Resident Services staff. Management also communicates with residents through various workshops, monthly preoccupation training sessions, and home visits.

The RAB and staff agreed that one of the most important and effective methods of communication is through each neighborhood's Resident Association (RA) meeting. Participation at RA meetings is lacking in many neighborhoods and a discussion followed regarding ways to increase attendance at these meetings. Suggestions included scheduling speakers, giving away door prizes and using peer pressure to influence friends and neighbors to attend. It was also suggested that managers discuss meeting times with their residents to determine if more convenient times could be scheduled to allow for increased participation at the Resident Association meetings.

1. Managers should develop individual work plans for increasing attendance at their neighborhood Resident Association meetings. These work plans should be developed with the assistance of each Resident Association Executive Committee and PHDEP staff. Work plans should include 3-month, 6-month, and one-year attendance goals; informational topics that should be addressed during the year; suggested guest speakers; and at least three ideas for improving attendance.

Implementation Date: Plans submitted by December 31, 2000

Cost: Negligible

2. Implement neighborhood-specific newsletters.

Implementation Date: Immediate
Cost: \$2,830 annually

3. Distribute "Guide for Residents" booklet to new residents at the time of leaseup. This booklet will contain information on lease regulations, reexamination procedures, maintenance and upkeep of apartments, potential hazards, and a list of services available to residents.

Implementation Date: Immediate
Cost: \$500 annually

Safety

Score: 62.1%

The RAB indicated that additional lighting and better upkeep of shrubbery and trees around windows, steps and doorways would improve safety. The reinstatement of Block Captains was discussed and it was decided that each Resident Association would discuss this idea at an upcoming neighborhood meeting.

When questioned why residents don't report criminal activity, the RAB stated that many residents are afraid of retaliation. It was determined that the Silent Witness/Crime Stoppers phone number should be made more readily available to tenants, i.e. routinely publishing this information in Housing Authority newsletters and correspondence.

The RAB and staff also recommend that the Savannah Police Department become more involved in Housing Authority activities. Although the Savannah Police Department maintains Police Mini-Stations in three neighborhoods, they are often understaffed and operate only during daylight hours. The RAB and staff would like to increase police interaction during Crime Prevention meetings and Resident Association meetings.

The Housing Authority maintains a very comprehensive and active Drug Elimination Program. Programs and activities are held in every neighborhood routinely. However, on the Resident Survey, the Authority received a very low score with regard to residents being aware of crime prevention activities. Interestingly, residents did not see the correlation between drug prevention and crime prevention. The Housing Authority, through its Drug Elimination Program will continue to focus on educating residents about the benefits of drug prevention, and in turn, crime prevention.

1. Routinely publish Silent Witness/Crime Stoppers phone number in Housing Authority literature and newsletters. Make this information readily available to tenants. The Housing Authority will also periodically publish a list of individuals banned from Housing Authority property and include this list in the neighborhood and FOCUS newsletters.

Implementation Date: Immediately

Cost/Funding Source: Negligible – can be added to already published information; General Fund

2. Install 50 Crimestopper signs throughout all Housing Authority neighborhoods.

Implementation Date: Immediate

Cost/Funding Source: N/A – signs were provided by Crimestoppers.

3. Trim existing shrubs and trees around doorways, windows, walkways, steps and lighting to improve visibility.

Implementation Date: March 31, 2001

Cost/Funding Source: Unknown; Capital Fund

4. Develop and implement a KOBAN in the Kayton-Frazier community. A KOBAN is a comprehensive mini-station program that will be staffed and supervised with the assistance of the local Boy Scout administration and the Savannah Police Department. The focus of this program will provide local policing of the community and structured activities with the children of the community.

Implementation Date: January 2001

Cost/Funding Source: This program will be provided through a \$75,000 3-year grant from the Eisenhower Foundation and in-kind services from the Savannah Police Department and the Housing Authority of Savannah estimated at \$80,000 per agency

5. Perform lighting survey to determine if additional lighting could be provided to increase safety and deter crime.

Implementation Date: September, October 2000

Cost/Funding Source: Unknown at this time, dependent on results of survey; Capital Fund

Services

71.4%

The questions in this section of the Resident Survey pertain to satisfaction with maintenance-related services. It appears that many of the RAB concerns about this area resulted from a misunderstanding about work order procedures. Many residents are unaware about what constitutes an emergency work order and the amount of time that should be allowed to correct both, emergency and non-emergency work orders. Additional problems and delays result when a work order is called in and the resident is not at home when staff arrives to correct the problem.

1. Increase resident knowledge of the Facilities Management function and department through quarterly or monthly articles in the Housing Authority FOCUS and/or neighborhood newsletters.

Implementation Date: November, December 2000

Cost/Funding Source: Negligible; General Fund

2. Develop a more comprehensive Preventive Maintenance Program for the upkeep of resident furnaces. This program will ensure that these fixtures are working properly prior to the start of cold weather.

Implementation Date: Immediate

Cost/Funding Source: Unknown; General Fund

3. Currently, a Facilities Management representative attends all Housing Authority sponsored "Good Housekeeping" classes. This representative educates residents on proper use and cleaning of appliances and other maintenance-related issues. As an additional service, this representative can also discuss the different types of work orders and what constitutes emergency work orders versus routine work orders.

Implementation Date: Immediately

Cost/Funding Source: N/A

Housing Development Appearance

60.7%

Many problems associated with neighborhood appearances stem from children and juveniles. These problems include broken bottles, trash in yards and common areas, destruction of property and graffiti. Many RAB members felt strongly it was up to all tenants to monitor the activities of neighborhood children and ensure that their activities are not destructive. Also, it was stressed that residents should report destructive activities to their Housing Managers. Again, residents discussed the importance of Resident Association meetings to unify residents in approaching these problems together.

Housing Managers will work with their residents and Resident Associations to identify and develop programs that suit their individual neighborhoods with regard to improving neighborhood appearance. RAB suggestions included litter control programs (community clean-ups), initiating Block Captains, and planting flowers or seeds in memory of a deceased resident instead of spraying graffiti on buildings.

1. Dedicate resources to improve the appearance of Housing Authority neighborhoods through routine grass cutting, tree and shrubbery trimming, and other capital improvements throughout the year.

Implementation Date: November 2000

Cost/Funding Source: \$150,000 - \$200,000

Definition of Significant Amendment/Substantial Deviation

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

Pet Policy

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

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

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

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

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

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

Resident Advisory Board

Resident

Veronica Manigo
Tameka Bowens (alternate)
Dorothy Jones
Cefus Barkley (alternate)
Robert Smith
Louise Johnson
Althea Street
Deborah Goldwire (alternate)
Rhonda Harris
Tamara Brown (alternate)
Essence Laurel
Anna Griffin (alternate)
Maryann McCray
Connie Gray (alternate)
Ellen Welcome
Veronica Newton
Agerinne Newton
Louvenia Banks (alternate)
Francina Randolph
Mary E. Hamilton (alternate)
Sharon Griffin
Atosha Bizzard (alternate)
Catherine Grant

Neighborhood

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

Assessment in Demographic Changes in Public Housing

As indicated by the table provided below, the basic demographic information for each neighborhood and for the Housing Authority as a whole has changed little over the last fiscal year.

Neighborhood	Average Income	Average Rent	Average Family Size	Minority Population	Employed Head of Household
Bartow Homes ('99)	\$6,138	\$112.61	2.47	99.55%	33.70%
Bartow Homes ('00)	\$5,607	\$103.02	2.41	99.48%	33.33%
Blackshear Homes ('99)	\$7,374	\$86.75	2.76	100%	36.175%
Blackshear Homes ('00)	\$7,654	\$87.96	2.82	100%	43.16%
Fellwood Homes ('99)	\$6,178	\$115.85	1.04	99.24%	31.27%
Fellwood Homes ('00)	\$6,185	\$117.27	2.35	99.33%	35.63%
Frazier Homes ('99)	\$7,570	\$142.00	3.05	100%	36.94%
Frazier Homes ('00)	\$7,352	\$130.65	3.17	100%	34.78%
Garden Homes ('99)	\$5,447	\$97.57	3.015	100%	35.68%
Hitch Village ('99)	\$7,023	\$129.92	3.03	100%	39.04%
Hitch Village ('00)	\$6,352	\$117.78	3.27	100%	34.85%
Kayton Homes ('99)	\$6,749	\$126.27	2.88	100%	39.33%
Kayton Homes ('00)	\$6,785	\$124.90	2.75	100%	30.94%
Patterson Terrace ('99)	\$7,586	\$123.93	2.18	89.16%	28.95%
Patterson Terrace ('00)	\$7,235	\$113.66	2.16	87.04%	30.67%
Single Family Homes ('99)	\$11,956	\$173.13	4.58	97.45%	56.67%
Single Family Homes ('00)	\$10,696	\$139.76	4.52	96.25%	64.41%
Stillwell Tower ('99)	\$8,247	\$150.21	1.02	52.5%	2.53%
Stillwell Towers ('00)	\$8,183	\$141.97	1.01	47.52%	3.52%
Stubbs Towers ('99)	\$7,068	\$157.71	1.00	90.63%	2.50%
Stubbs Towers ('00)	\$7,041	\$156.07	1.00	89.94%	2.81%
Wessels Homes ('99)	\$6,939	\$131.83	2.60	98.73%	33.19%
Wessels Homes ('00)	\$6,453	\$117.67	2.60	98.36%	31.62%
Yamacraw Village ('99)	\$7,212	\$99.72	2.90	99.65%	35.14%
Yamacraw Village ('00)	\$5,667	\$98.56	3.08	99.44%	33.68%
All Neighborhoods ('99)	\$7,212	\$126.73	2.51	94.38%	30.63%
All Neighborhoods ('00)	\$7,101	\$120.77	2.59	93.11%	29.28%

Resident Membership of the Board of Commissioners

Veronica Manigo, Patterson Terrace

Date of Appointment: 2/24/99

Term: 1/5/99 – 1/5/04