

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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

**PHA Plan  
Agency Identification**

**PHA Name:** VALDOSTA HOUSING AUTHORITY

**PHA Number:** GA100

**PHA Fiscal Year Beginning:** 07/2000

**Public Access to Information**

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

- X Main administrative office of the PHA
- X PHA development management offices
- X 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)

- X Main administrative office of the PHA
- PHA development 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
- Other (list below)

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

- X Main business office of the PHA
- 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.
- X The PHA's mission is:  
The mission of the Housing Authority of the City of Valdosta is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

**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.

**GOALS AND OBJECTIVES**

**MANAGEMENT ISSUES**

**Goals**

1. Manage the Valdosta Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

**Objectives**

1. The Valdosta Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
2. Improve public housing management PHAS scores

3. Renovate or modernize public housing units
4. Increase customer satisfaction:

## **MARKETABILITY ISSUES**

### **Goals**

1. Enhance the marketability of the Valdosta Housing Authority's public housing units.

### **Objectives**

1. The Valdosta Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
2. The Valdosta Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.
3. The Valdosta Housing Authority shall become a more customer-oriented organization.

## **SECURITY ISSUES**

### **Goals**

1. Improve resident and community perception of safety and security in the Valdosta Housing Authority's public housing developments.

### **Objectives**

1. The Valdosta Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

## **MAINTENANCE ISSUES**

### **Goals**

1. Maintain the Valdosta Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Valdosta Housing Authority.

### **Objectives**

1. The Valdosta Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2004.
2. The Valdosta Housing Authority shall achieve and maintain an average response time of 3 days in responding to routine work orders by December 31, 2002.

## **EQUAL OPPORTUNITY ISSUES**

### **Goals**

1. Operate the Valdosta Housing Authority in full compliance with all Equal Opportunity laws and regulations.

### **Objectives**

1. The Valdosta Housing Authority shall mix its public housing development populations as much as possible ethnically, racially, and income wise as much as possible.

## **FISCAL RESPONSIBILITY ISSUES**

### **Goals**

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

## **PUBLIC IMAGE ISSUES**

### **Goals**

1. Enhance the image of public housing in our community.

### **Objectives**

1. The Valdosta Housing Authority shall ensure that there are at least 3 positive stories a year in the local media about the Housing Authority or one of its residents.
2. The Valdosta Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2001.

## **SUPPORTIVE SERVICE ISSUES**

### **Goals**

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

### **Objectives**

1. The Valdosta Housing Authority will implement 3 new partnerships in order to enhance services to our residents by December 31, 2004.

Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Drug Elimination Program and our Resident Services Program.



**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)]

**EXECUTIVE SUMMARY**

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The Valdosta Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Valdosta Housing Authority.

**The mission of the Valdosta Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.**

We have also adopted, for the next five years, the goals and objectives found in Item B above.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Maintaining high-performer status in PHAS.
- Improving curb appeal and customer satisfaction.
- Maintaining low crime rates in and around our developments.
- Remodeling units in an effort to improve marketability.

- Improve routine maintenance work order turnaround time.
- Enhance the image of the Valdosta Housing Authority through the media and community outreach.

In summary, we are on course to improve the condition of affordable housing in Valdosta.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **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:

- X Admissions Policy for Deconcentration (Attachment B)
- X FY 2000 Capital Fund Program Annual Statement (**Separate File GA100a01**)  
Most recent board-approved operating budget

#### Optional Attachments:

- X PHA Management Organizational Chart (Attachment A)
- X FY 2000 Capital Fund Program 5 Year Action Plan (**Separate File GA100a01**)
- X Public Housing Drug Elimination Program Plan (**Separate File GA100a02**)
- X Comments of Resident Advisory Board or Boards (Attachment C)
- Other

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
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 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	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	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. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.79 (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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ability</b>	<b>Size</b>	<b>Locati on</b>
Income <= 30% of AMI	1804	3	3	3	3	3	3
Income >30% but <=50% of AMI	1178	3	3	3	3	3	3
Income >50% but <80% of AMI	875	3	3	3	3	3	3
Elderly	446	3	3	3	3	3	3
Families with Disabilities	Unkno wn	3	3	3	3	3	3
White	3740.5	3	3	3	3	3	3
Black	53.1	3	3	3	3	3	3
Hispanic	63.4	3	3	3	3	3	3
Race/Ethnicity							

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:
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
X	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	0		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with			

<b>Housing Needs of Families on the Waiting List</b>			
Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X 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			

**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.

**(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
- X 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
- X 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

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- X Funding constraints
- X Staffing constraints
- Limited availability of sites for assisted housing
- X 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
- X Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$661,596.00	
b) Public Housing Capital Fund	\$836,453.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$119,460.00	
g) Resident Opportunity and Self-Sufficiency Grants		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Comprehensive Grant 708	\$40,000.00	Cover any change orders & pull items from future years and complete.
<b>3. Public Housing Dwelling Rental Income</b>	\$631,670.00	Cover operating expenses
<b>4. Other income (list below)</b>		
Excess Utilities	\$3,000.00	Cover operating expenses
Maintenance Charges	\$10,000.00	Cover operating expenses
Interest Income	\$7,700.00	Cover operating expenses
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$2,309,879.00</b>	

### **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)
- When families are within a certain time of being offered a unit: (state time)
- X Other: Upon receipt of application
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
- X Rental history
- Housekeeping
- Other (describe)
- c. X Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- X Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
- b. Where may interested persons apply for admission to public housing?
- X PHA main administrative office
- X PHA development site management office
- Other (list below)
- 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?
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? 7
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - 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.

Date and Time

Former Federal preferences:

- 1 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)

- 2 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
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
100-1, 100-2, 100-3, 100-4, 100-5, and 100-6

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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:  
100-1, 100-2, 100-3, 100-4, 100-5, and 100-6

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)
  - 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?
- 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)

### **(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)

### **(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:

#### **(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)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

- X 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
- X \$1-\$25

\$26-\$50

2.  Yes X 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 X 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)

X 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)
- 95<sup>th</sup> 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)

**Reporting on family composition if required whenever there is a change**

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
- X Other :  
Market comparability study

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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)

**(2) Minimum Rent**

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization  
**(Attachment A)**
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	546	38.0%
Section 8 Vouchers	NA	NA

Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	426	41.0%
Other Federal Programs(list individually)		
Capitol Fund	546	38.0%

### C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
  - Maintenance Policy
  - Pest Control Policy
  - Procurement Policy
  - Blood-Borne Diseases Policy
- (2) Section 8 Management: (list below)

## **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.

### 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)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

- X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **Separate File GA100a01**

-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. X 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:

- X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **Separate File GA100a01**

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

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  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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity:
- Actual or projected start date of activity:
  - Projected end date of activity:

**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.

1.  Yes X 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.

<b>Designation of Public Housing Activity Description</b>	
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: <u>(DD/MM/YY)</u>	
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 903.7 9 (j)]

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

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

1.  Yes X 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.

<b>Conversion of Public Housing Activity Description</b>	
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) <ul style="list-style-type: none"> <li><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</li> <li><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</li> <li><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</li> <li><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</li> <li><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</li> <li><input type="checkbox"/> Other: (describe below)</li> </ul>

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

## B. Section 8 Tenant Based Assistance

1.  Yes X 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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families



- 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)

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

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79 (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
  - X 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).

- X Safety and security survey of residents
- X 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
- X Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Hudson Dockett 100-2 & 4

### **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
- X Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Hudson Dockett 100-2 & 4

Ora Lee West 100-1 & 3

### **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)

- X Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action

- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - X Police regularly testify in and otherwise support eviction cases
  - X Police regularly meet with the PHA management and residents
  - X 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)
- Hudson Dockett 100-2 & 4
  - Ora Lee West 100-1 & 3

**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.

- X Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- X Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**EXCLUSIONS**

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

**PETS owned by Elderly or Handicapped residents**

Those residents who qualify under Section 227 of the Housing and Urban Renewal Recovery Act of 1983, specifically elderly and handicapped residents, may own and keep common household pets in Valdosta Housing Authority housing. Provided that the resident maintains the pet in accordance with this pet policy. Common household pet means a domesticated dog, cat or bird. The weight of the dog, cat or bird may not exceed twenty-five (25) pounds. Elderly or handicapped means an elderly or handicapped person or family as defined in 24 CFR 912.2. 24 CFR 912.2 defines Elderly Family as a family whose head or spouse or whose sole member is at least sixty-two years of age, or a Disabled Person as defined below or a Handicapped Person as defined below and may include two or more Elderly, Disabled or Handicapped Persons living together, or one or more such persons living with another person who is determined to be essential to his or her care and well being. 24 CFR 912.2 defines a Disabled Person as a person who is under a disability as defined in section 223 of the Social Security Act (42 U.S.C. 423) or in section 102 (b) (5) of the Developmental Disabilities Services and Facilities Construction Amendments of 1970 (42 U.S.C. 6001 (7)). 24 CFR 912.2 defines a Handicapped Person as a person having a physical or mental impairment which (1) is expected to be of long, continued and indefinite duration, and (2) is of such a nature that such ability could be improved by more suitable housing conditions.

## Approval

Prior to bringing any pet onto the premises governed by Section 227 of the Housing and Urban Renewal Recovery Act of 1983, the resident must register the pet with the Valdosta Housing Authority and pay the applicable pet deposit. The resident must update the registration at least annually to coincide with the annual reexamination of the tenant income. The application for registration of the pet must include:

- A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or a designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law and that pet has been spayed or neutered;
- A completed pet information form that is sufficient to identify the pet and to demonstrate that it is a common household pet as defined in this policy;
- The name, address, and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the pet;
- Payment of the applicable pet deposit as defined below; and
- A signed statement indicating that the resident has read the pet rules and agrees to comply with them.

## Types and Number of Pets

The Valdosta Housing Authority will allow only domesticated dogs, cats, and birds in units. All dogs and cats must be neutered. Only one (1) pet per unit allowed. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed. No animal may exceed twenty-five (25) pounds in weight.

## Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

## Pet Deposit

A pet deposit of \$75 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

## Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Valdosta Housing Authority reserves the right to exterminate and charge the resident.

## Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. The resident must provide a litter box for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter boxes must be changed at least twice a week.

Repeated substantiated complaints by neighbors or Valdosta Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, barking,

holing, chirping, biting, scratching, or other nuisance will result in the owner having to remove the pet or move him/herself.

#### Designation of Pet areas

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Birds must be confined to a cage at all times. Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

#### Visiting Pets

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks without Valdosta Housing Authority approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

#### REMOVAL OF PETS

The Valdosta Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located. If pets are left unattended for a period of twenty-four (24) hours or more, the Valdosta Housing Authority may enter the dwelling unit, remove the pet and transfer it to the proper authorities. The Valdosta Housing Authority accepts n responsibility for the animal under such circumstances.

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. X 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. X Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes X No: Were there any findings as the result of that audit?
4.  Yes X No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name)
  - 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:
  - Other: (list below)

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

1.  Yes X 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 X 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.)

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: Georgia Department of Community Affairs
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)
- X 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.

- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - To increase the number of Georgia’s low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
  - To increase the access of Georgia’s Special Need populations to a continuum of housing and supportive services which address their housing, economic, health, and social needs.
  - To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia’s private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations, and other providers.

Other: (list below)

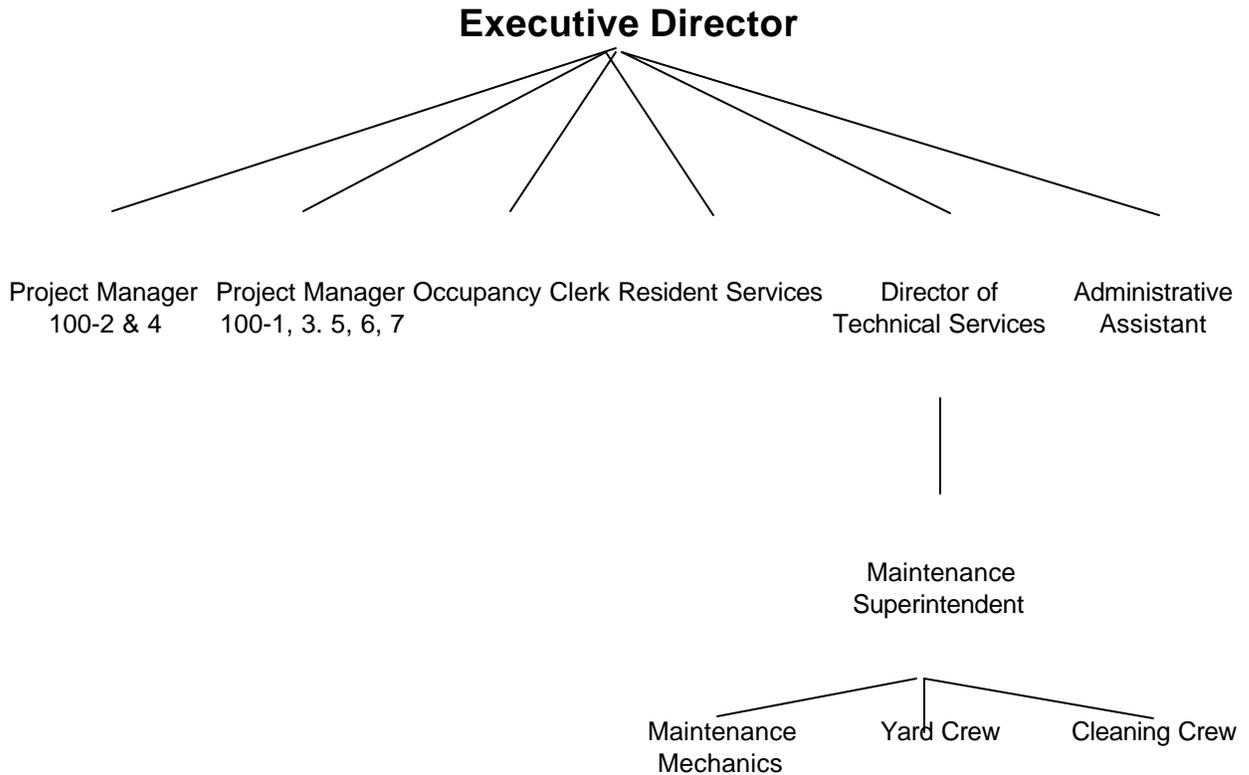
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

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

**Attachment A**

**Organizational Structure**



**Attachment B**

**DECONCENTRATION POLICY (from Admissions and Continued Occupancy Policy)**

It is Valdosta Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Valdosta Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are

located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in **Appendix 1 of the Admissions and Continued Occupancy Policy**.

#### 10.5 Deconcentration Incentives

The Valdosta Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

## **Attachment C**

### Comments of the Resident Advisory Board

There were no comments by the Resident Advisory Board. The Board wanted to know any changes that would affect the residents. These changes were stated and there were no questions concerning any changes.



**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2001)

<b>HA Name</b> The Housing Authority of the City of Valdosta, Georgia		<b>Comprehensive Grant Number</b> GA06P100709		<b>FFY of Grant Approval</b> 2000	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual State <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending ____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0			
2	1406 Operations (May not exceed 10% of line 19)	\$83,007			
3	1408 Management Improvements	\$7,300			
4	1410 Administration	\$24,460			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$54,200			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$71,106			
10	1460 Dwelling Structures	\$501,100			
11	1465.1 Dwelling Equipment - Nonexpendable	\$13,500			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$10,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$5,000			
18	1498 Mod Used for Development	\$0			
19	1502 Contingency (may not exceed 8% of line 20)	\$66,780			
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$836,453			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$0			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Report. (2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department  
and Urban Development  
Office of Public**

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original
PHA Wide	<b><u>Operations</u></b> -Operating Subsidy	1406	L/S	<u>\$83,007</u>
	<b>Subtotal 1406</b>			<b>\$83,007</b>
PHA Wide	<b><u>Management Improvements</u></b> -Maintenance staff skills training	1408	1	<u>\$4,300</u>
	<b>Subtotal 1408</b>			<b>\$7,300</b>
PHA Wide	<b><u>Administration</u></b> -Mod. Coordinator salary including fringe	1410	50%	<u>\$24,460</u>
	<b>Subtotal 1410</b>			<b>\$24,460</b>
PHA Wide	<b><u>Fees &amp; Costs</u></b> -PHA Wide A & E Fees	1430	L/S	<u>\$49,200</u>
	<b>Subtotal 1430</b>	1430	L/S	<u>\$5,000</u>
				<b>\$54,200</b>

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department  
and Urban Development  
Office of Public**

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original
PHA Wide	<u>Non-Dwelling Equipment</u> -Upgrade computer hardware <b>Subtotal 1475</b>	1475	L/S	<u>\$10,000</u> <b>\$10,000</b>
PHA Wide	<u>Relocation Costs</u> -Relocation Cost <b>Subtotal 1495</b>	1495	L/S	<u>\$5,000</u> <b>\$5,000</b>
PHA Wide	<u>Contingency</u> -Contingency for construction <b>Subtotal 1502</b>	1502	L/S	<u>\$66,780</u> <b>\$66,780</b>

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

Signature of Executive Director and Date	Signature of Public
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**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original
<b>GA 100-02 Hudson Dockett</b>	<b><u>Site Improvement</u></b>			
	-Alley overlay and parking	1450	L/S	\$10,000
	-Enclose four (4) dumpsters	1450	EA	\$9,800
	-Install playground equipment	1450	L/S	<u>\$15,000</u>
	<b>Subtotal 1450</b>			<b>\$34,800</b>
	<b><u>Dwelling Structure</u></b>			
	-Install security screens at all windows	1460	L/S	<u>\$83,600</u>
<b>Subtotal 1460</b>			<b>\$83,600</b>	
<b>Total: GA 100-02, Hudson Dockett</b>				<b>\$118,400</b>
<b>GA 100-03 Ora Lee West</b>	<b><u>Dwelling Structure</u></b>			
	(priasez) Install security screens at all windows	1460	59 units	\$200,000
		1460	L/S	<u>\$74,500</u>
	<b>Subtotal 1460</b>			<b>\$274,500</b>
<b>Total: GA 100-03, Ora Lee West</b>				<b>\$274,500</b>

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department  
and Urban Development  
Office of Public**

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original
<b>GA 100-04 Hudson Dockett</b>	<b><u>Site Improvement</u></b>			
	-Alley overlay and parking	1450	L/S	\$31,306
	-Install playground equipment	1450	L/S	<u>\$5,000</u>
	<b>Subtotal 1450</b>			<b>\$36,306</b>
	<b><u>Dwelling Structure</u></b>			
-Install security screens at all windows	1460	L/S	<u>\$143,000</u>	
<b>Subtotal 1460</b>			<b>\$143,000</b>	
<b>Total: GA 100-04, Hudson Dockett</b>				<b>\$179,306</b>

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

Signature of Executive Director and Date	Signature of Public
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**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department  
and Urban Development  
Office of Public**

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original
<b>GA 100-06 Cranford Homes</b>	<b><u>Dwelling Equipment</u></b>			
	-Replace ranges	1465	L/S	\$6,300
	-Replace refrigerators	1465	L/S	<u>\$7,200</u>
	<b>Subtotal 1465</b>			<b>\$13,500</b>
	<b>Total: GA 100-06, Cranford Homes</b>			<b>\$13,500</b>

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

**U.S. Department  
and Urban Development  
Office of Public**

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total
				Original

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

Signature of Executive Director and Date	Signature of Public
--	---------------------

**ment of Housing  
evelopment  
IC and Indian Housing**

CMB Approval 2017-2018 (Exp. 9/30/2000)

Estimated Cost	Total Actual Cost		Status of Proposed Work (2)
Revised (1)	Funds Obligated (2)	Funds Expended (2)	

**ment of Housing  
Development  
and Indian Housing**

CMB Approval 2017-0107 (Exp. 03/1/2008)

Estimated Cost  Revised (1)	Total Actual Cost		Status of Proposed Work (2)
	Funds Obligated (2)	Funds Expended (2)	

(2) To be completed for the Performance and Evaluation Report.

Housing Director/Office of Native American Programs Administrator and Date

**ment of Housing  
evelopment  
IC and Indian Housing**

OMB Approval 2011-0107 (Exp. 03/31/2009)

Estimated Cost	Total Actual Cost		Status of Proposed Work (2)
Revised (1)	Funds Obligated (2)	Funds Expended (2)	

**ment of Housing  
Development  
and Indian Housing**

CMB Approval 2017-0107 (Exp. 03/1/2009)

Estimated Cost	Total Actual Cost		Status of Proposed Work (2)
Revised (1)	Funds Obligated (2)	Funds Expended (2)	

(2) To be completed for the Performance and Evaluation Report.

Housing Director/Office of Native American Programs Administrator and Date

**ment of Housing  
Development  
and Indian Housing**

OMB Approval 2011-0107 (Exp. 03/31/2009)

Estimated Cost	Total Actual Cost		Status of Proposed Work (2)
Revised (1)	Funds Obligated (2)	Funds Expended (2)	

**ment of Housing  
Development  
and Indian Housing**

OMB Approval 2011-0107 (Exp. 03/31/2009)

Estimated Cost  Revised (1)	Total Actual Cost		Status of Proposed Work (2)
	Funds Obligated (2)	Funds Expended (2)	

(2) To be completed for the Performance and Evaluation Report.

Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /  
Performance and Evaluation Report  
Part III. Implementation Schedule  
Comprehensive Grant Program (CGP)**

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)
	1406	03/31/2002			09/30/2003
1408	03/31/2002			09/30/2003	
1410	03/31/2002			09/30/2003	
1430	03/31/2002			09/30/2003	
1475	03/31/2002			09/30/2003	
1495	03/31/2002			09/30/2003	
1502	03/31/2002			09/30/2003	
GA 100-02, Hudson Dockett	03/31/2002			09/30/2003	
GA 100-03, Ora Lee West	03/31/2002			09/30/2003	

**Annual Statement /  
Performance and Evaluation Report  
Part III. Implementation Schedule  
Comprehensive Grant Program (CGP)**

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)
<b>Hudson DOCKETT GA 100-00, Cranford homes</b>	03/31/2002			09/30/2003	
	03/31/2002			09/30/2003	

**Annual Statement /  
Performance and Evaluation Report  
Part III. Implementation Schedule  
Comprehensive Grant Program (CGP)**

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date	Signature of Public Housing Director
--	--------------------------------------

ing

CIVIL APPROVAL NO. 2017-0137 (EXP. 3/31/2021)

Target Date)	Reasons for Revised Target Dates (2)
Actual (2)	

ing

CIVIL APPROVAL NO. 2017-0137 (EXP. 3/31/2021)

Target Date)	Reasons for Revised Target Dates (2)
Actual (2)	

ing

CIVIL APPROVAL NO. 2017-0107 (EXP. 3/31/2001)

Target Date)	Reasons for Revised Target Dates (2)
Actual (2)	

Performance and Evaluation Report.

Director/Office of Native American Programs Administrator and Date

# FIVE-Year ACTION Plan

## Part I: Summary

### Comprehensive Grant Program (CGP)

HA Name: <b>The Housing Authority of the City of Valdosta, Georgia</b>		Locality: (City/County & State) Valdosta, Lowndes County, Georgia
A. Development Number/Name	Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: <u>2001</u>
GA 100-01 Ora Lee West		\$0
GA 100-02 Hudson Dockett		\$0
GA 100-03 Ora Lee West		\$0
GA 100-04 Hundson Dockett		\$0
GA 100-05 Lloyd Greer	See	\$0
GA 100-06 Cranfrod Homes	See	\$594,483
GA 100-07 Dowling Mederer	Annual	\$0

B. Physical Improvements Subtotal		\$594,483
C. Management Improvements		\$7,300
D. HA - wide Nondwelling Structures and Equipment (1465/1475)		\$0
E. Administration		\$25,683
F. Other (1430, 1495, 1502)		\$125,980
G. Operations		\$83,007
H. Demolition		\$0
I. Replacement Reserve		\$0
J. Mod Used for Development		\$0
K. Total CGP Funds		\$836,453
L. Total Non-CGP Funds		\$0
M. Grand Total		\$836,453
Signature of Executive Director		Date:

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

OMB Approval No. 2517-0107 (Exp. 11/30/09)

Georgia	<input checked="" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.: _____	
Work Statement for Year 3 FFY: <u>2002</u>	Work Statement for Year 4 FFY: <u>2003</u>	Work Statement for Year 5 FFY: <u>2004</u>
\$0	\$7,500	\$7,204
\$0	\$7,500	\$0
\$0	\$7,500	\$0
\$52,843	\$7,500	\$63,351
\$0	\$0	\$0
\$540,356	\$0	\$0
\$0	\$549,850	\$519,880

\$593,199	\$579,850	\$590,435
\$7,300	\$19,300	\$7,300
\$0	\$0	\$0
\$26,967	\$28,316	\$29,731
\$125,980	\$125,980	\$125,980
\$83,007	\$83,007	\$83,007
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$836,453	\$836,453	\$836,453
\$0	\$0	\$0
\$836,453	\$836,453	\$836,453
Signature of Public Housing Director/Office of Native American Pro		Date:

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Dev  
Office of Public

The Housing Action Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY: <u>2001</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>GA 100-06, Cranford Homes</b>		
	<u>Site Improvements</u>		
	-install new clothesline and landscaping/repair drive	LS	<u>\$34,829</u>
	<b>SUBTOTAL</b>		<b>\$34,829</b>
	<u>Dwelling Structures</u>		
	Abate/encapsulate LDF (Enclose porches with new posts and rails, replace exterior doors and doorframes, and install new screen doors)	LS	<u>\$20,839</u>
<b>SUBTOTAL</b>		<b>\$20,839</b>	
	<u>Dwelling Structures</u>		
	Comprehensive maintenance and repair of 3): -Install new roof and gable, trap coils and fabric in vinyl -Install new insulated windows and security screens -Insulate to R-30	LS	<u>\$538,815</u>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

	-Rewire units to 150 AMP service		
	-Replumb units		
	-Modernize kitchens		
	-Modernize bathrooms		
	-Retile floors		
	-Paint ceilings and walls		
	-Enclose closets and install new doors		
	-Install washer and dryer hookups		
	-Install central heating and air		
	-Install new DHWH		
	<b>SUBTOTAL</b>		<b>\$538,815</b>
	<b>Total GA 100-06, Cranford Homes</b>		<b>\$594,483</b>
	Subtotal of Estimated Cost		<b>\$594,483</b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

The Housing Act Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY: <u>2001</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b><u>Administration</u></b>		
	-Supplement for Modernization Coordinator Salary	50%	<u>\$25,683</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$25,683</i></b>
	<b><u>Fees &amp; Costs</u></b>		
	-A&E Fees	LS	\$49,200
	-Comp Grant Update	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$54,200</i></b>
	<b><u>Relocation</u></b>		
	-Relocation Cost	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$5,000</i></b>
	<b><u>Contingency</u></b>		
	-Contingency Cost	LS	<u>\$66,780</u>

**Five-Year Action Plan**

**Part III: Supporting Pages**

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

	<b><i>SUBTOTAL</i></b>		<b><i>\$66,780</i></b>
	<b><u>Operations</u></b>		
	-Operating Subsidy	LS	<u><b><i>\$83,007</i></b></u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$83,007</i></b>
Subtotal of Estimated Cost			<b><i>\$234,670</i></b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY: <u>2001</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement			



# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY: <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>GA 100-01, Ora Lee West</b>		
	<u>Site Improvements</u>		
	-Overlay alleys and parking areas and new parking (phase 1)	LS	\$2,500
	-Install decorative fencing	LS	\$2,500
	-General landscaping	LS	<u>\$2,500</u>
	<b>SUBTOTAL</b>		<b>\$7,500</b>
	<b>Total: GA 100-01, Ora Lee West</b>		<b>\$7,500</b>
	<b>GA 100-02, Hudson Dockett</b>		
	<u>Site Improvements</u>		
	-Overlay alleys and parking (phase 2)	LS	\$2,500
-Install decorative fencing	LS	\$2,500	
-General landscaping	LS	<u>\$2,500</u>	
<b>SUBTOTAL</b>		<b>\$7,500</b>	

**Five-Year Action Plan**

**Part II: Supporting Pages**

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

	<b>Total: GA 100-02, Hudson Dockett</b>		<b>\$7,500</b>
	<b>GA 100-03, Ora Lee</b>		
	<u>Site Improvements</u>		
	-Overlay alleys and parking	LS	\$2,500
	-Install decorative fencing	LS	\$2,500
	-General landscaping	LS	<u>\$2,500</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$7,500</i></b>
	<b>Total: GA 100-03, Ora Lee</b>		<b>\$7,500</b>
	Subtotal of Estimated Cost		<b>\$22,500</b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Dev  
Office of Public

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY: <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>GA 100-04, Hudson Dockett</b>		
	<u>Site Improvements</u>		
	-Overlay alleys and parking (phase 3)	LS	\$2,500
	-Install decorative fencing	LS	\$2,500
	-Install playground equipment (phase 2)	LS	<u>\$2,500</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$7,500</i></b>
	<b>Total: GA 100-04, Hudson Dockett</b>		<b>\$7,500</b>
	<b>GA 100-07, Dowling Mederer</b>		
	<u>Site Improvements</u>		
	-Replace sewer lines	LS	\$11,457
-Repair/Replace driveway	LS	\$22,278	
-Install fencing	LS	\$25,460	

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Dev  
Office of Public

	-General landscaping	LS	<u>\$12,730</u>
	<b>SUBTOTAL</b>		<b>\$71,925</b>
	<u>Dwelling Structures</u>		
	<i>Comprehensive Modernization as follows:</i>	LS	<u>\$468,378</u>
	-Install new roof and gables, wrap eaves and fascia in vinyl		
	-Install railings at exterior entrance stairs		
	-Install new insulated windows and security screens		
	-Insulate to R-30		
	-Rewire units to 150 AMP service including GFI's		
	-Replumb units		
	-Modernize kitchens		
	-Modernize bathrooms		
	-Retile floors		
	Subtotal of Estimated Cost		<b>\$79,425</b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Dev  
Office of Public

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u>		
	FFY: <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Comprehensive Modernization as follows: (Cont'd)</u>		
	-Paint ceilings and walls		
	-Enclose closets and install new doors		
	-Install washer and dryer hookups		
	-Install central heating and air		
	-Install new DHWH		
	<b>SUBTOTAL</b>		<b>\$468,378</b>
	<u>Dwelling Equipment</u>		
	-Replace range	LS	\$4,456
	-Replace refrigerator	LS	<u>\$5,091</u>
<b>SUBTOTAL</b>		<b>\$9,547</b>	
<b>Total: GA 100-07, Dowling Mederer</b>			<b>\$549,850</b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

	<b><u>Administration</u></b>		
	-Supplement for Modernization Coordinator Salary	50%	<u>\$28,316</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$28,316</i></b>
	<b><u>Fees &amp; Costs</u></b>		
	-A&E Fees	LS	\$49,200
	-Comp Grant Update	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$54,200</i></b>
	<b><u>Relocation</u></b>		
	-Relocation Cost	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$5,000</i></b>
	Subtotal of Estimated Cost		<b><i>\$565,441</i></b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u>		
	FFY: <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b><u>Contingency</u></b>		
	-Contingency Cost	LS	<u>\$66,780</u>
	<b><i>SUBTOTAL</i></b>		<b><i>\$66,780</i></b>
	<b><u>Operations</u></b>		
-Operating Subsidy	LS	<u>\$83,007</u>	
	<b><i>SUBTOTAL</i></b>		<b><i>\$83,007</i></b>

# Five-Year Action Plan

## Part III: Supporting Pages

Physical Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

**U.S. Department  
and Urban Dev  
Office of Public**

		Subtotal of Estimated Cost	<b>\$149,787</b>

**nt of Housing**  
**velopment**  
 and Indian Housing

Work Statement for Year 3

FFY: 2002

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>GA 100-04, Hudson Dockett</b> <u>Site Improvements (Phase 2)</u> -Overlay alleys and parking areas/new parking <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p> <p style="text-align: right;"><b>Total: GA 100-04, Hudson Dockett</b></p>	   LS     	   <u>\$52,843</u>  <b>\$52,843</b>    <b>\$52,843</b>
<b>GA 100-06, Cranford Homes</b> <u>Site Improvements</u> -Install new clothesline and landscaping/repair driveway <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p>	   LS  	   <u>\$57,881</u>  <b>\$57,881</b>
<u>Dwelling Structures</u>		

**nt of Housing**  
**velopment**  
 and Indian Housing

Abate/encapsulate EBP (Enclose porches with new posts and rails, replace exterior doors and doorframes, and install new screen doors)	LS	<u>\$83,173</u>
<b>SUBTOTAL</b>		<b>\$83,173</b>
<u>Dwelling Structures</u>		
<i>Comprehensive Modernization as follows(Phase 4):</i> -Install new roof and gable, trap vents and fascia in vinyl -Install new insulated windows and security screens -Insulate to R-30 -Rewire units to 150 AMP service -Replumb units -Modernize kitchens -Modernize bathrooms -Retile floors -Paint ceilings and walls -Enclose closets and install new doors -Install washer and dryer hookups	LS	<u>\$382,802</u>
Subtotal of Estimated Cost		<b>\$193,897</b>

**nt of Housing  
velopment  
and Indian Housing**

Work Statement for Year 3

FFY: 2002

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<u>Comprehensive Modernization as follows(Phase 4):Cont'd</u>		
-Install central heating and air -Install new DHWH  <b>SUBTOTAL</b>		  <b>\$382,802</b>
<u>Dwelling Equipment</u>		
-Replace ranges (phase 4)	LS	\$7,700
-Replace refrigerators (phase 4)	LS	<u>\$8,800</u>
<b>SUBTOTAL</b>		<b>\$16,500</b>
<b>Total GA 100-06, Cranford Homes</b>		<b>\$540,356</b>
<u>Administration</u>		
-Supplement for Modernization Coordinator Salary	50%	<u>\$26,967</u>
<b>SUBTOTAL</b>		<b>\$26,967</b>

**nt of Housing  
velopment  
and Indian Housing**

<b><u>Fees &amp; Costs</u></b>		
-A&E Fees	LS	\$49,200
-Comp Grant Update	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>	<b><i>\$54,200</i></b>
<b><u>Relocation</u></b>		
-Relocation Cost	LS	<u>\$5,000</u>
	<b><i>SUBTOTAL</i></b>	<b><i>\$5,000</i></b>
<b><u>Contingency</u></b>		
-Contingency Cost	LS	<u>\$66,780</u>
	<b><i>SUBTOTAL</i></b>	<b><i>\$66,780</i></b>
Subtotal of Estimated Cost		<b><i>\$552,249</i></b>

**nt of Housing  
velopment  
and Indian Housing**

Work Statement for Year 3

FFY: 2002

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<p><b><u>Operations</u></b> -Operating Subsidy</p> <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p>	<p>LS</p>	<p><u>\$83,007</u></p> <p><b>\$83,007</b></p>



**nt of Housing  
velopment  
and Indian Housing**

Work Statement for Year 5

FFY: 2004

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>GA 100-01, Ora Lee West</b> <u>Site Improvements</u> <del>Street, alleys and parking areas and bus</del> parking(pnase 2) <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p> <p style="text-align: right;"><b>Total: GA 100-01, Ora Lee West</b></p>	   LS     	   <u>\$7,204</u>  <b>\$7,204</b>    <b>\$7,204</b>
<b>GA 100-04, Hudson Dockett</b> <u>Site Improvements</u> <del>Street, alleys and parking areas and bus</del> parking(pnase 4) <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p> <p style="text-align: right;"><b>Total: GA 100-04, Hudson Dockett</b></p>	   LS   	   <u>\$63,351</u>  <b>\$63,351</b>    <b>\$63,351</b>
<b>GA 100-07, Dowling Mederer</b>		

**nt of Housing  
evelopment  
and Indian Housing**

<u>Site Improvements</u>		
-Replace sewer lines	LS	\$12,546
-Repair/Replace driveway	LS	\$24,395
-Install fencing	LS	\$27,880
-General landscaping	LS	<u>\$13,940</u>
<b><i>SUBTOTAL</i></b>		<b><u>\$78,761</u></b>
 <u>Dwelling Structures</u>		
<i>Comprehensive Modernization as follows: (phase 2)</i> <ul style="list-style-type: none"> <li>-Install new roof and gable, trap doors and doors ...</li> <li>-Install vinyl</li> <li>-Install railings at exterior entrance stairs</li> <li>-Install new insulated windows and security screens</li> <li>-Insulate to R-30</li> <li>-Rewire units to 150 AMP service including GFI's</li> <li>-Replumb units</li> </ul>	LS	<u>\$430,664</u>
Subtotal of Estimated Cost		<b><u>\$149,316</u></b>

**nt of Housing**  
**velopment**  
 and Indian Housing

Work Statement for Year 5

FFY: 2004

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<u>Comprehensive Modernization as follows: (Cont'd)</u>		
-Modernize kitchens		
-Modernize bathrooms		
-Retile floors		
-Paint ceilings and walls		
-Enclose closets and install new doors		
-Install washer and dryer hookups		
-Install central heating and air		
-Install new DHWH		
<b>SUBTOTAL</b>		<b>\$430,664</b>
<u>Dwelling Equipment</u>		
-Replace range	LS	\$4,879
-Replace refrigerator	LS	<u>\$5,576</u>
<b>SUBTOTAL</b>		<b>\$10,455</b>

**nt of Housing  
velopment  
and Indian Housing**

<b>Total: GA 100-07, Dowling Mederer</b>		<b>\$519,880</b>
<b><u>Administration</u></b>		
-Supplement for Modernization Coordinator Salary	50%	<u>\$29,731</u>
<b><i>SUBTOTAL</i></b>		<b><i>\$29,731</i></b>
<b><u>Fees &amp; Costs</u></b>		
-A&E Fees	LS	\$49,200
-Comp Grant Update	LS	<u>\$5,000</u>
<b><i>SUBTOTAL</i></b>		<b><i>\$54,200</i></b>
<b><u>Relocation</u></b>		
-Relocation Cost	LS	<u>\$5,000</u>
<b><i>SUBTOTAL</i></b>		<b><i>\$5,000</i></b>
Subtotal of Estimated Cost		<b>\$530,050</b>

**nt of Housing  
velopment  
and Indian Housing**

Work Statement for Year 5

FFY: 2004

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<p><b><u>Contingency</u></b> -Contingency Cost</p> <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p>	<p>LS</p>	<p><u>\$66,780</u></p> <p><b><i>\$66,780</i></b></p>
<p><b><u>Operations</u></b> -Operating Subsidy</p> <p style="text-align: right;"><b><i>SUBTOTAL</i></b></p>	<p>LS</p>	<p><u>\$83,007</u></p> <p><b><i>\$83,007</i></b></p>

**nt of Housing**  
**velopment**  
and Indian Housing

Subtotal of Estimated Cost		<b>\$149,787</b>

**nt of Housing**  
**velopment**  
and Indian Housing

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Work Statement for Year 5

FFY: 2004

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost



# Five-Year Action Plan

## Part III: Supporting Pages

Management Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Deve  
Office of Public &

The Housing A Statement for Year 1 FFY: 2000	Work Statement for Year <u>2</u> FFY: <u>2001</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Management Improvements</u>		
	-Administrative and management staff training		\$4,300
	-Maintenance staff skills training		<u>\$3,000</u>
	<b><i>SUBTOTAL 1408</i></b>		<b><i>\$7,300</i></b>

# Five-Year Action Plan

## Part III: Supporting Pages

Management Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Deve  
Office of Public &

	Subtotal of Estimated Cost		<b>\$7,300</b>
Work Statement for Year 1	Work Statement for Year <u>4</u> FFY: 2003		
	General Description of	Quantity	Estimated Cost

# Five-Year Action Plan

## Part III: Supporting Pages

Management Needs Work Statement(s)  
Comprehensive Grant Program (CGP)

U.S. Department  
and Urban Deve  
Office of Public &

FFY: 2000	Major Work Categories		
See Annual Statement	<u>Management Improvements</u>		
	-Administrative and management staff training		\$4,300
	-Maintenance staff skills training		\$3,000
	-Update Utility Allowances		\$6,000
	-Update Energy Audit		<u>\$6,000</u>
		<b><i>SUBTOTAL 1408</i></b>	



**T OF HOUSING**  
**Development**  
 and Indian Housing

Work Statement for Year 3

FFY: 2002

General Description of Major Work Categories	Quantity	Estimated Cost
<u>Management Improvements</u>		
-Administrative and management staff training		\$4,300
-Maintenance staff skills training		<u>\$3,000</u>
<b><i>SUBTOTAL 1408</i></b>		<b><i>\$7,300</i></b>

**T OF HOUSING**  
**Development**  
 and Indian Housing

Subtotal of Estimated Cost		<b>\$7,300</b>

Work Statement for Year 5  
 FFY: 2004

General Description of	Quantity	Estimated Cost
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**T OT HOUSING**  
**velopment**  
 and Indian Housing

Major Work Categories		
<u>Management Improvements</u>		
-Administrative and management staff training		\$4,300
-Maintenance staff skills training		<u>\$3,000</u>
<b><i>SUBTOTAL 1408</i></b>		<b><i>\$7,300</i></b>



**Executive Summary of Preliminary  
Estimated Costs**

Physical and Management /  
Operations Needs

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development  
Office of Public and Intergovernmental Affairs

PIA Name

The Housing Authority of the City of Valdosta, Georgia

Development Number / Name	Total Current Units	Total Preliminary Estimated Hard Cost
GA 100-1 Ora Lee West	50	\$515,301
GA 100-2 Hudson Dockett	100	\$816,701
GA 100-3 Ora Lee West	80	\$998,210
GA 100-4 Hudson Dockett	170	\$1,225,680
GA 100-5 Lloya Greer	20	\$32,500
GA 100-6 Cranford Homes	70	\$2,099,380
GA 100-7 Dowling Mederer	50	\$1,879,486

Total Preliminary Estimated Hard Cost for Physical Needs		
Total Preliminary Estimated Cost for HA - Wide Management/Operations Needs (5 yrs)		
Total Preliminary Estimated Cost for HA - Wide Nondwelling Structures and Equipment		
Total Preliminary Estimated Cost for HA - Wide Administration (5 yrs)		
Total Preliminary Estimated Cost for HA - Wide Other (5 yrs)		
Grand Total of HA Needs		
Signature of Executive Director		

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ian housing**

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

Federal Fiscal Year		
2000		
Per Unit Paid Cost	Long-Term viability (Y/N)	Percentage of vacant units
\$10,300	YES	10%
\$8,107	YES	10%
\$12,478	YES	8.75%
\$7,210	YES	15.88%
\$1,250	YES	0%
\$29,991	YES	0%
\$37,590	YES	0%

	<b>\$7,567,258</b>
	<b>\$48,500</b>
	<b>\$10,000</b>
	<b>\$135,157</b>
	<b>\$271,000</b>
	<b>\$8,031,915</b>
Date	