

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2003 -2006

AnnualPlanforFiscalYearbeginningOctober1,2003

ALBANYHOUSINGAUTHORITY

**NOTE: THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: HOUSINGAUTHORITYOFTHECITYOFALBANY

PHANumber: GA023

PHAFiscalYearBeginning: 10/2003

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- 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)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To professionally serve the city of Albany by providing eligible families with quality, affordable housing; assisting residents in becoming economically and socially self -sufficient through community resources and services; and maintaining the properties according to industry standards.

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other:(list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach effort to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other:(list below)

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract support services to improve assistance recipients' employability:
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other:(list below)

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

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

ThisAnnualPlanfortheyearendingSeptember30,2004,ispreparedundertherequirements oftheQualityHousingandWorkResponsibilityActof1998.ThisPlanfollowstheform prescribedbytheU.S.DepartmentofHousingandUrbanDevelopment.

ThisPlanContainsannualandfive-yearcapitalfundbudgetfortheyears2003-2007.The Planidentifiestheproposeddevelopmentofamixed-incomehousingcomplex.Thiscomplex willinvolvedispositionofpropertythatiscurrentlyvacantandhasnotpreviouslyhoused publichousingresidentsorstructures.Theplandoesincluderevisionstothelease tocomplywithchangesinfederallaw,tomakeclarifications,andtoformalizeactual practicesaspartofthelease.

Changesfrompreviousplans,otherthanthosedescribedabove,arerelativelyminor.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupporting documentsavailableforpublicinspection.

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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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (See Component 3, (6))
- A** FY2003 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- CPHA Management Organizational Chart
- B** FY2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - D** State of Progress in Meeting 5 -Year Action Plan
 - E** Flat Rent Schedule
 - F** Assessment of Site Based Waiting List
 - G** Resident Advisory Board
 - H** Follow-Up Resident Survey
 - I** Community Service Requirement

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
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
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

X	Publichousingmanagementandmaintenancepolicy documents,includingpoliciesforthe preventionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operations andMaintenance
X	Publichousinggrievanceprocedures <input checked="" type="checkbox"/> checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Grievance Procedures
X	Section8informalreviewandhearingprocedures <input type="checkbox"/> checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Grievance Procedures
X	TheHUD -approvedCapitalFund/ComprehensiveGrant ProgramAnnualStatement(HUD52837)fortheactivegrant year	AnnualPlan:CapitalNeeds
	ApprovedHOPEVIapplicationsor,ifmore recent, approvedorsubmittedHOPEVIREvitalizationPlansorany otherapprovedproposalfordevelopmentofpublichousing	AnnualPlan:CapitalNeeds
	Approvedorsubmittedapplicationsfordemolitionand/or dispositionofpublichousing	AnnualPlan:Demolition andDisposition
	Approvedorsubmittedapplicationsfordesignationofpublic housing(DesignatedHousingPlans)	AnnualPlan:Designationof PublicHousing
	Approvedorsubmittedassessmentsofreasonable revitalizationofpublichousingandapprovedorsubmitted conversionplanspreparedpursuanttosection202ofthe 1996HUDAppropriationsAct	AnnualPlan:Conversionof PublicHousing
	Approvedorsubmittedpublichousinghomeownership programs/plans	AnnualPlan: Homeownership
	PoliciesgoverninganySection8Homeownershipprogram <input type="checkbox"/> checkhereifincludedintheSection8 AdministrativePlan	AnnualPlan: Homeownership
X	AnycooperativeagreementbetweenthePHAandtheTANF agency	AnnualPlan:Community Service&Self -Sufficiency
X	FSSActionPlan/sforpublichousingand/orSection8	AnnualPlan:Community Service&Self -Sufficiency
	Mostrecentself -sufficiency(ED/SS,TOPorROSSorother residentservicesgrant) grantprogramreports	AnnualPlan:Community Service&Self -Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	AnnualPlan:Safetyand CrimePrevention
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 result of that audit and the PHA's response to any findings	AnnualPlan:AnnualAudit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	653	5	4	5	3	5	3
Income>30%but <=50%ofAMI	661	5	4	5	3	5	3
Income>50%but <80%ofAMI	802	5	4	5	3	3	3
Elderly	300	5	3	5	5	3	3
Familieswith Disabilities	NA	5	5	4	5	2	2
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterialsmustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear: **1998-2002**
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing June 03, 2003			
<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	466		191
Extremely low income <= 30% AMI	371	80	
Very low income (> 30% but <= 50% AMI)	74	16	
Low income (> 50% but < 80% AMI)	17	4	
Families with children	372	80	
Elderly families	19	4	
Families with Disabilities	75	16	
Race/ethnicity (B)	452	97	
Race/ethnicity (W)	13	3	
Race/ethnicity (O)	1		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	221	50	
2BR	163	35	
3BR	58	13	
4BR	24	2	

Housing Needsof Familiesonthe WaitingList			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamili esontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needsof Familiesonthe WaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance 6/03/03			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	% oftotalfamilies	AnnualTurnover
Waitinglisttotal	52		19
Extremelylow income<=30%AMI	38	73	
Verylowincome (>30%but<=50%AMI)	13	25	
Lowincome (>50%but<80%AMI)	1		
Familieswith children	47	90	
Elderlyfamilies			
Familieswith Disabilities	5	10	
Race/ethnicity(B)	51	98	
Race/ethnicity(W)	1	2	
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			

Housing Needs of Families on the Waiting List			
1BR	3	6	
2BR	24	46	
3BR	20	38	
4BR	4	8	
5BR			
5+BR	1	2	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? **24**

Does the PHA expect to open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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 alleligible 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- Employadmissionspreferencesaimeatfamilieswiththeconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimeatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)	3,234,939	
a) Public Housing Operating Fund	1,359,457	
b) Public Housing Capital Fund	1,482,160	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	352,963	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Family Self -Sufficiency Program	40,359	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP501 -01 (as of 3/31/2003)	278,481	
CFP501 -02 (as of 3/31/2003)	982,550	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,323,578	Operations
Interest from CD's	25,300	Operations
Vending	2,000	Operations
4. Other income (list below)		
4. Non -federal sources (list below)		
Total resources	5,846,848	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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)
- Other: (describe) **Upon Application**

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

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

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

(2) Waiting List Organization

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

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

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

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

c. If the PHA plan 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? **17**

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 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? **17**

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 a roster 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 admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer 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)
Overhoused and Underhoused transfers will take precedence until annual transfer goals are met.

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 points 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
- 3 Homelessness
High rent burden

Other preferences (select all that apply)

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development(s) 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:

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

Other (list policies and development 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:
Holley Homes, GA23 -4

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:
Brierwood Homes, GA23 -16

B. Section 8

Exemptions: PHA 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:

1. Illness

2. If the applicant is unable to locate an apartment within the FMR allowance.

(4) Admissions Preferences

a. Incometargeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissionsto 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(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbernexttoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

4 DateandTime

FormerFederalpreferences

- 1 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,Proper tyDisposition)
Victimsofdomesticviolence
Substandardhousing
- 3 Homelessness
Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentstholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincom egoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwithethequalpreferencestatus,howare applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkinthe jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencesto incometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiery
- Notapplic able:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission 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 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

See Flat Rent Schedule – Attachment E

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments **(Being phased out to convert to flat rents)**
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

1. Between income re-examinations, 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

All changes of family income except regular increases in wages on the same job or periodic increases in government benefits not related to changes in income or family composition.

- 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.)

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

[24C FR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **Attachment C**

- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1007	185
Section 8 Vouchers	61	13
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	Program eliminated	
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

1. Admissions and Continued Occupancy Policy
2. Capitalization Policy
3. Check Acceptance Policy
4. Check Signing Policy
5. Community Room Policy
6. Criminal Records Management
7. Deconcentration Policy

8. DispositionPolicy
9. DwellingLease
10. EconomicDevelopment/SelfSufficiencyPolicy
11. GrievanceProcedure
12. HomeownershipOpportunitiesPolicy
13. InvestmentPolicy
14. MaintenanceChargesPolicy
15. PersonnelPolicy
16. PestControlPolicy
17. ProcurementPolicy
18. PetPolicy
19. RentDeterminationPolicy
 - a. IncomeBasedRentPolicy
 - b. MinimumRentPolicy
 - c. FlatRentPolicy
 - d. CeilingRentPolicy
20. ResidentParticipation/ManagementPolicy
21. ResidentDrugPolicy

(2)Section8Management:(listbelow)

1. AdministrativePlan
2. FSSActionPlan
- 3.Lease

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. Yes No:Has the PHA established any writtengrievanceproceduresin additiontofederalrequirementsfoundat24CFRPart966, SubpartB,forresidentsofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldresidentSORapplicantstopublichousingcontactto initiate the PHA grievance process?(selectallthatapply)

- PHAmainadministrativeoffice
 PHAdevelopm entmanagementoffices
 Other(listbelow)

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 24CFR982?

If yes, list addition to federal requirements below:

- 2. Which PHA offices 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

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment A**

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

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 -financed development activities for public housing in the Plan year? If yes, list developments or activities below:
South Albany Village

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

[24CFR Part 903.79(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.)

Demolition/Disposition Activity Description	
1a. Development name:	South Albany Village
1b. Development (project) number:	GA06P0230021
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/> (Long term lease of vacant land to support the development)
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>06/06/2003</u>
5. Number of units affected:	None
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	<u>07/01/2003</u>

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

<input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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

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

<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79(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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <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 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

[24CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **02/17/98**

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 programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program

Other(describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

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

b. Economic and Social self -sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Adult Literacy</i>	<i>25</i>	<i>Specific criteria</i>	<i>Albany Tech</i>	<i>Both</i>
<i>Individual Credit Counseling</i>	<i>varies</i>	<i>Specific Criteria</i>	<i>CCC Office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 06/06/03)
Public Housing	130 (3 graduated)	40
Section 8	50	12

- 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 plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

Continuetomarkettheprogramtoeligibleparticipants.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

SEE ATTACHMENT I

13. PHA Safety and Crime Prevention Measures

[24CFR 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) **Program Terminated**

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.79(n)]

The Pet Policy for the Albany Housing Authority is designed to allow eligible residents the privilege of owning or keeping a common household pet, while also respecting the rights of other residents and neighbors and protecting the interest of the Albany Housing Authority. This policy applies to all

residents including the elderly and disabled residing in public housing units. This policy was first implemented October 1, 2000.

A pet deposit is required of all residents with pets. This fee is waived for elderly or disabled residents residing in Dennis Homes, Golden Age, Holman Homes and the Hudson Malone Towers. This fee is designed to cover the operating costs to the development relating to the presence of pets. The fee must be paid prior to receiving approval for the pet.

Other requirements included in the policy contain the following: (a) one pet per household; (b) acceptable household pets; (c) size limit; (d) maintenance; (e) vaccinations and licenses; and (f) pet's conductor or condition cannot become an nuisance or threat to the health or safety of other tenants of the neighborhood.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

17. PHA Asset Management

[24CFR Part 903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.79(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 as Attachment (Filename)
- 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 No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

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: City of Albany

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

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

Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

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

Follow-up plan for Resident Survey needs. See Attachment H.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

<u>Document</u>	<u>Attachment</u>
FY2003CapitalFundProgramAnnualStatement	A
FY2003CapitalFundProgram5YearActionPlan	B
PHAMangementOrganizationChart	C
StateofProgressinMeeting5YearActionPlan	D
FlatRentSchedule	E
AssessmentofSiteBasedWaitingList	F
ResidentAdvisoryBoard	G
Follow-UpResidentSurvey	H
CommunityServiceRequirement	I

CAPITAL FUND PROGRAM TABLES START HERE

ga023a01

ATTACHMENT A

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
Summary**

PHAName: Housing Authority of the City of Albany	Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	130,000			
3	1408 Management Improvements	55,000			
4	1410 Administration	148,216			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	194,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	144,944			
10	1460 Dwelling Structures	795,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	5,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
 Summary**

PHA Name: Housing Authority of the City of Albany	Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	1,482,160			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	360,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
23-3 McIntosh	Replace roofs at single story bldgs.	1460	14 bldgs.	110,000				
23-6 William Binns	Replace Sanitary Sewer	1450	100	124,944				
	Replace HVAC in CB	1470	1	10,000				
23-11 Lipsey	Complete replacement of HVAC	1460	75	250,000				
	Replace roofs	1460	75	140,000				
23-12 Pate	Replace roofs	1460	50	145,000				
23-13 Cross	Replace HVAC	1460	16	80,000				
	Replace roofs	1460	16	25,000				
	Site work, erosion control	1450	16	20,000				
	Replace water heaters	1460	16	12,000				
	Install range vent hoods	1460	16	8,000				
PHA wide	Operations	1406		130,000				
	Staff training and travel	1408		15,000				
	Computer equipment and software	1408		20,000				
	Administration	1410		148,216				
	Architectural fees	1430		104,000				
	Inspection fees	1430		90,000				
	Replace floor tile (23 -1 through 23 -13)	1460		25,000				
	Community room tables and chairs	1475		5,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA wide	Maintenance Vehicle	1408	1	20,000				
	TOTAL			1,482,160				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program No: 501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
23-3 McIntosh	3/31/2005			9/30/2006			
23-6 William Binns	3/31/2005			9/30/2006			
23-11 Lipsey	3/31/2005			9/30/2006			
23-12 Pate	3/31/2005			9/30/2006			
23-13 Cross	3/31/2005			9/30/2006			
PHA wide	3/31/2005			9/30/2006			

ATTACHMENT B

Capital Fund Program Five - Year Action Plan

Part I: Summary

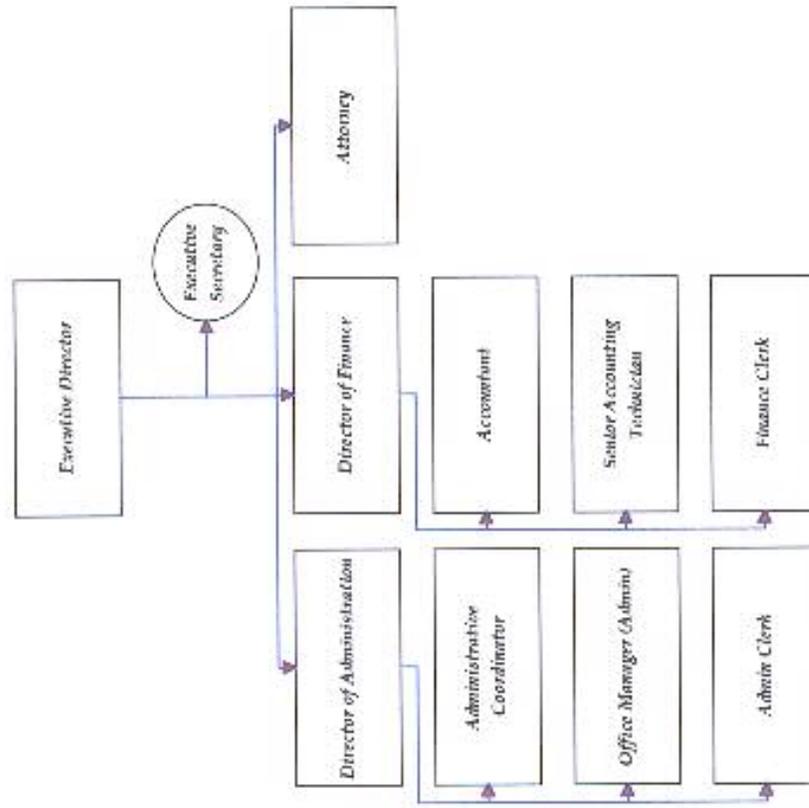
PHANameHousingAuthorityof theCityofAlbany,GA		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:10/01/2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:10/01/2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:10/01/2006	WorkStatementfor Year5 FFYGrant:2007 PHAFY:10/01/2007
23-1Thronateeska	Annual Statement			100,000	
23-2OBHines		16,800	56,000	400,000	
23-3McIntosh		151,000	16,000	543,000	
23-4HolleyHomes			344,861		375,000
23-6WilliamBinns			225,000		300,000
23-8DennisHomes		112,000			231,000
23-9HolmanHomes		202,360			
23-10Hudson MaloneTowers		170,000	40,000		
23-11LipseyHomes			135,000		
23-12PateHomes		280,000	230,000		
23-13GroverCross Homes			55,000		
23-14Wetherbee Homes				60,000	
PHAwide		550,000	380,299	379,160	576,160
CFPFundsListedfor 5-yearplanning					
ReplacementHousing FactorFunds					

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHAFY: 10/01/2004			Activities for Year: 3 FFY Grant: 2005 PHAFY: 10/01/2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	23-3	Bathroom improvement	151,000	23-2	Columns, railings	56,000
Annual	23-2	Screen doors	16,800	23-3	Community bldg. Impr.	16,000
Statement	23-8	Cabinets	112,000	23-4	Cabinets, baths, CB.	344,861
	23-9	Replace HVAC		23-6	Kitchens, baths	225,000
		Add dryer hookups		23-10	Closet doors	40,000
		Cabinets, vent hood		23-11	Siding, screen doors	
		Fixtures			Playground, CB	
		Closet doors	202,360		Baths	135,000
	23-10	Cabinets and fixtures	170,000	23-12	Cabinets, screen doors	
	23-12	Replace HVAC	280,000		Siding, Si te	230,000
				23-13	Paint, siding, cabinets	55,000
	PHA wide	Training, travel		PHA wide	Training, travel	
		Computer, maintenance			Computer, maintenance	
		Vehicles and equip.			Vehicles and equip.	
		Administration			Administration	
		Architect fees,			Architect fees,	
		Inspection costs			Inspection costs	
		Floor tile in multiple projects			Floor tile in multiple projects	
		Tables and chairs	550,000		Tables and chairs	380,299
		Total CFPEstimated Cost	\$1,482,160			\$1,482,160

	Year1				WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
CFPFundsListedfor5 -year planning					
ReplacementHousingFactor Funds					

Administrative Services Division



ga023d01
AttachmentD

Statement of Progress in Meeting the 5 -Year Plan

The Albany Housing Authority has established itself as a Standard Performer by again scoring a solid 88 on the PHAS. The PHAS is currently undergoing intense scrutiny and is likely to see significant changes in the near future. Therefore, it is difficult to identify actions needed to insure high scores in the future. The Albany Housing Authority also was rated a Standard Performer on the SEMAP. This newly established ratings system is also undergoing modifications.

We are slowly but surely replacing the units lost from the Flood of 1994. We have completed the construction of Seay Village, a 22-unit development. We have begun construction on Lane Landings, a 48-unit development, and Seay Village (north), a 30-unit development. The final 40 units needed to complete the replacement of the 140 units of Washington Homes are being developed as part of a mixed income apartment complex. They are currently scheduled to have construction underway in the summer of 2003. Previously, we completed the construction of 99 units that were funded as emergency replacement housing following the Flood of 1994.

In October 2000, we implemented the site-based waiting lists and the flat rent schedule that were listed as goals in our year 2000 five-year plan.

A number of four goals established in 2000 related to program offerings of four Public Housing Drug Elimination Program, including educational scholarships, residents surveys, and reduction of crime rates. We will have to reevaluate these items in view of the elimination of funding for PHDEP.

We continue to look for additional sources of income to support our programs. We have leased excess office space, we have participated in the issuance of tax-exempt bonds, and we expect to participate in a mixed income housing complex, all of which will provide additional program income.

ga023e01

AttachmentE

ALBANYHOUSINGAUTHORITY
FLATRENTSCHEDULE
4/28/03

<u>DEVELOPMENT</u>	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
THRONATEESKA		150	200	245	280
O.B.HINES		150	200	245	280
MCINTOSH		190	215	260	295
HOLLEY		150	200	245	280
WILLIAM BINNS		160	215	260	295
GOLDENAGE	125	150	200		
DENNIS	125	150	200	245	280
HOLMAN		260	275		
HUDSONMALONE		310			
LIPSEY		250	280	325	360
PATE				325	360
CROSS				330	365
WETHERBEE				370	
SEAYVILLAGE			375	460	
BRIERWOOD				460	495
SHERMANOAKS		320	375		
KINGSBURY			375	460	495

MethodsofDeterminationofFlatRentAmounts

1. Datawasconsideredfromamarketstudyofmarketratesapartmentcomplexes. Itwasnotedthatallcomplexesstudiedhadamenitiesnotfoundinmostpublic housingincludingairconditioning,carpet,garbagedisposalsandpools.Data alsoshowedthatprivateapartmentswere largerthanpublichousing.Datafound thatmostprivatecomplexeshadbetersiteslocations.Mostprivate complexes werenewerthanpublichousing
2. Adjustmentsweremadetotheaveragemarketrenttoadjustforthesefactors.
3. Adjustmentsweremadetoallowforthelackofmarketabilityforthe public housingdesignation.
4. Adjustmentsweremadeforotheritems perceivedtoaffectthemarketforthe development.

ga023f01
AttachmentF

Assessment of Site -Based Waiting List

The Albany Housing Authority implemented the site based waiting list beginning October 1, 2000. A review of the occupancy data indicates no discernable change in the racial composition or disability related tenant composition of the Authority. As of April 25, 2003, 96.5% of the residents were Black, and 3.5% of the residents were White. At September 30, 2000, the day before site based waiting lists were implemented, these figures were 96.5% and 3.5% respectively.

**ga023g01
ATTACHMENTG**

AHARESIDENTADVISORYCOUNCIL

RESIDENT&NEIGHBORHOOD

DATEAPPOINTED

SHERMANOAKS

Mr.FreddickGeorge
719S.WestoverBlvd.,Apt#26
Albany,GA31707
(229)446 -9975

4/01/02(Appointed)

Ms.FannieMallory
719S.WestoverBlvd.,Apt#4
Albany,GA31707
(229)436 -9828

4/01/02(Re -Appointed)

HUDSONMALONETOWERS

Ms.GretaRogers
Apt.#321MaloneTowers
401FlintAvenue
Albany,GA31701
(229)888 -5205

4/01/02(Re -Appointed)

BRIERWOODCOURTS

Ms.GwendolynMalone
306VintageRoad
Albany,GA31705
(229)903 -9880

4/01/02(Re -Appointed)

MCINTOSH HOMES

Ms.RoushaHall
637SocietyAvenue
Albany,GA31701
(229)436 -6921

4/01/02(Re -Appointed)

HOLMANHOMES

Ms.RosieEngram
2128W.GordonAvenue,Apt#9
Albany,GA31707
(229)439 -8523

4/01/02(Re -appointed)

KINGSBURYSUBDIVISION

Ms.DeborahJones
613KingsburyLane
Albany,GA31707
(229)432 -7772

4/01/02(Re -Appointed)

ga023h01
AttachmentH

Follow –uptoResidentSurvey

TheAlbanyHousingAuthorityhadanoverallscoreof9outofapossible10pointson theResidentcomponentofPHAS.Onthesurveyitself,theAlbanyHousingAuthority scoreda75.2.

Neighborhoodappearancereceivedthelowestscoreof65.3%.Wehaverecently completedsomemodernizationworkthattargetedimprovementsinneighborhood appearanceincludingdecorativefencinganddecorativecolumnsandrailings.We have increasedthefrequencyof ourgrass -cuttingscheduletoprovideformoreattractive lawns.Wehaveexpandedouryardofthemonthprogramtoprovidemore recognition forresidentsthotakeprideintheappearanceoftheirhomes.Itshouldbenotedthata scoreof65representso neresponseofunsatisfied(scoredasa25)andfourresponsesof satisfied(scoredasa75).

Communicationreceivedascoreof73.2%inthesurvey.Toaddressthe needforbetter communication,wehaveexpandedaprogramofpublishingneighborhoodspeci fic newsletters.Previously,wehadaquarterlynewsletterthatwasauthoritywide.Wewill alsoincreasethefrequencyofourneighborhoodmeetings.

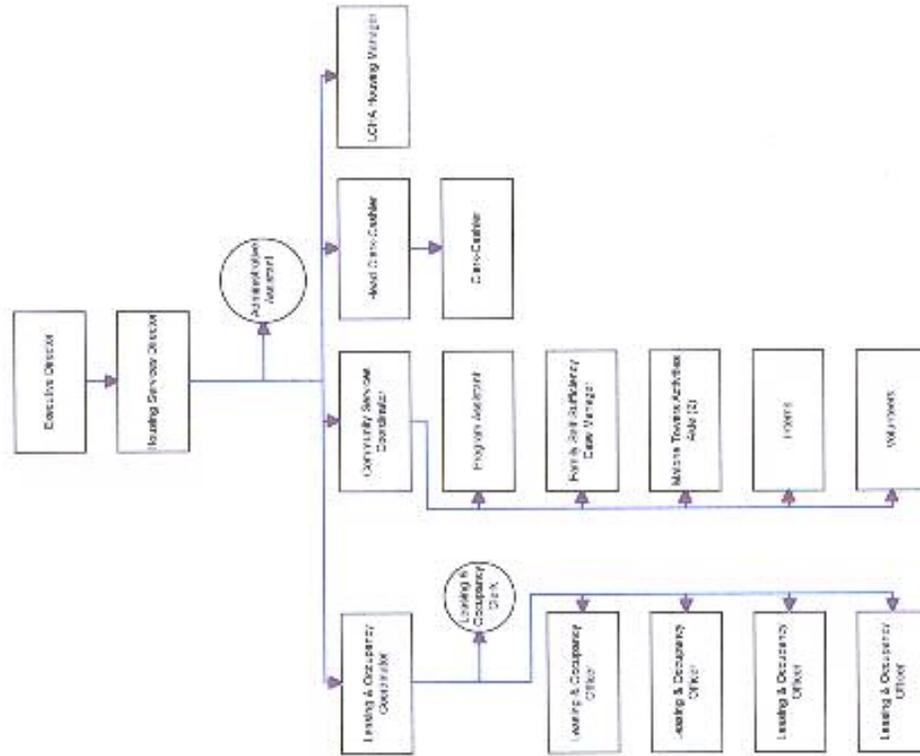
Safetyscoreda75.9%onthesurvey.We havemadesecurityimprovementsinour neighborhoodsincluding fencingandsecuritycameras.However,withthelossof fundingforthedrugeliminationprogramin2002,weareuncertainofthedirectionwe willbeabletotaketoadressthisareaofconcern.

ga023i01
AttachmentI

CommunityServiceandSelf -sufficiencyRequirement

TheAlbanyHousingAuthoritywillrequireresidentstomeettherequirementsofSection 12oftheAct(theUnitedStatesHousingActof1937,asamended).Specifically,al 1
adultresidents,exceptthoseexemptedbyvirtueofage,disability,orinvolvementin
workactivities,willberequiredtocontributeeighthoursofcommunityserviceeach
monthorparticipateinaneconomicselfsufficiencyprogramforeighthourseach month
asaconditionoftheirlease.Thisrequirementwillbeenforcedthroughtheprovisionsof
thedwellingleaseandinaccordancewith24CFRSubpartF960.600 -609.

Housing Services Division



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HANA Name		Comprehensive Grant Number	FFY of Grant Approval
HOUSING AUTHORITY OF THE CITY OF ALBANY		GA06P02350100	2000
		\$1,508,293.00	

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number_3
 Performance and Evaluation Report Revision #3 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-CFP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$0.00		\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
	1408 Management Improvements (Hard Costs)	\$0.00		\$0.00	\$0.00
4	1410 Administration	\$118,166.30	\$116,680.83	\$116,680.83	\$106,805.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$375,549.87	\$375,549.87	\$375,549.87	\$338,041.59
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$24,899.22	\$24,899.22	\$24,899.22	\$24,899.22
10	1460 Dwelling Structures	\$843,464.23	\$844,949.70	\$844,949.70	\$689,506.15
11	1465.1 Dwelling Equipment - Nonexpendable	\$68,493.79	\$68,493.79	\$68,493.79	\$68,493.79
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00
14	1495.1 Relocation Costs	\$7,719.59	\$7,719.59	\$7,719.59	\$7,719.59
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1502 Contingency (May not exceed 8% of line 16)		\$0.00	\$0.00	\$0.00
17	Amount of Annual Grant (Sum of lines 2-16)	\$1,508,293.00	\$1,508,293.00	\$1,508,293.00	\$1,305,465.34
18	Amount of line 17 Related to LBP Activities	\$0.00		\$0.00	
19	Amount of line 17 Related to Section 504 Compliance	\$0.00		\$0.00	
20	Amount of line 17 Related to Security	\$0.00		\$0.00	
21	Amount of Line 17 Related to Energy Conservation Measures	\$0.00		\$0.00	

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

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

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
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

GA06P02350100 2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	ASOF3/31/03	ASOF3/31/03	
						Funds Obligated (2)	Funds Expended (2)	
GA23-03 McIntosh	SHORTFALL FOR PHASE II 23-03 Subtotal	1.1460.0501.03	1	40,000.00 \$40,000.00	40,000.00 \$40,000.00	40,000.00 \$40,000.00	40,000.00 40,000.00	
GA23-07	SITE IMPROVEMENTS	1450.0501.07	66	\$1,332.72	\$1,332.72	\$1,332.72	1,332.72	
Golden Age	KITCH, HTTS, TILE, M, A/C, ELECT RANGES AND REFRIGERATORS RELOCATION 23-07 Subtotal	1460.0501.07 1465.0501.07 1495.0501.07	66 66 66	\$620,075.27 \$35,487.00 <u>\$7,719.59</u> \$664,614.58	\$612,045.24 \$35,487.00 <u>\$7,719.59</u> \$656,584.55	\$612,045.24 \$35,487.00 <u>\$7,719.59</u> \$656,584.55	620,075.27 35,487.00 <u>7,719.59</u> 664,614.58	
GA23-08	DENNISHOMESHVACREPLACEMENT	1460.0501.08	77	\$153,958.08	\$153,958.08	\$153,958.08	0.00	
GA23-09 Holman	SITE IMPROVEMENTS INSTALL HANDRAILINGS 23-03 Subtotal	1450.0501.09 1460.0501.09	31 31	\$23,566.50 <u>\$5,165.00</u> \$28,731.50	\$23,566.50 <u>\$5,165.00</u> \$28,731.50	\$23,566.50 <u>\$5,165.00</u> \$28,731.50	23,566.50 5,165.00 28,731.50	
GA23-10 Towers	REPLACETILE SECURITYCAM/EQUIP 23-10 Subtotal	1460.0501.10 1465.0501.10	95 95	\$21,935.88 <u>\$5,190.60</u> \$27,126.48	\$31,451.38 <u>\$5,190.60</u> \$36,641.98	\$31,451.38 <u>\$5,190.60</u> \$36,641.98	21,935.88 5,190.60 27,126.48	
GA23-12 Pate	RANGES AND REFRIGERATORS 23-12 Subtotal	1465.0501.12	50	\$27,816.19 \$27,816.19	\$27,816.19 \$27,816.19	\$27,816.19 \$27,816.19	27,816.19 27,816.19	
GA23-22 Seay Village	Dwelling Structures 23-15 Subtotal	1460.0501.15	22	2,330.00 \$2,330.00	2,330.00 \$2,330.00	2,330.00 \$2,330.00	2,330.00 2,330.00	
GA23-19 N.SideMerced	A&E/Dev'tMgr/Inspections Dev't sites in roads, util & landscpg Dwelling Structures Ranges and Refrig Community space Constr. Playgrounds & com space equip Relocation benefits 23-19 Subtotal	1430.0501.19 1.1450. 1.146 1.1465. 1.1470. 1.1475. 1.1495.	28 28 28 28 28 28	123,583.00 0.00 0.00 0.00 0.00 0.00 123,583.00	123,583.00 0.00 0.00 0.00 0.00 0.00 123,583.00	123,583.00 0.00 0.00 0.00 0.00 0.00 123,583.00	86,709.98 0.00 0.00 0.00 0.00 0.00 86,709.98	
GA23-20 Brierwood	A&E/Dev'tMgr/Inspections Dev't sites in roads, util & landscpg Dwelling Structures Ranges and Refrig Community space Constr. Playgrounds & com space equip Relocation benefits 23-20 Subtotal	1430.0501.20 1.145 1.1460. 1.1465. 1.147 1.1475. 1.1495.	40 40 40 40 40 40	154,498.92 0.00 0.00 0.00 0.00 0.00 154,498.92	154,498.92 0.00 0.00 0.00 0.00 0.00 154,498.92	154,498.92 0.00 0.00 0.00 0.00 0.00 154,498.92	154,498.92 0.00 0.00 0.00 0.00 0.00 154,498.92	
PHAWide	STFT training (30,000) & Tr/Computer Eq & Software Administration Fees & Costs/inspections (COW 70000) Contingency PHAWide Subtotal	1408.0501.PW 1410.0501.PW 1430.0501.PW 1502	1 1 1 1	\$70,000.00 \$118,166.30 \$97,467.95 <u>\$0.00</u> \$285,634.25	\$70,000.00 \$116,680.83 \$97,467.95 <u>\$0.00</u> \$284,148.78	\$70,000.00 \$116,680.83 \$97,467.95 <u>\$0.00</u> \$284,148.78	70,000.00 106,805.00 96,832.69 <u>0.00</u> 273,637.69	
Total all Developments				\$1,508,293.00	\$1,508,293.00	\$1,508,293.00	\$1,305,465.34	

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/Office of Native American Programs Administrator and Date.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part III: Implementation Schedule

OMB Approval No. 2577-0157 (Exp. 7/31/95)

GA06P02350100

2000

AGENCY PLAN 3/31/002

Performance and Evaluation Report Revision #3 Final Performance and Evaluation Report

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
GA23-03 McIntosh	12/31/2001		12/31/2001	12/31/2001		12/31/2001	
GA23-07 GOLDENAGE	9/30/2002		9/30/2002	9/30/2002		9/30/2002	
GA23-08 DENNISHOMES		9/30/2002	8/7/2002	9/30/2003			Construction in Progress
GA23-09 HOLMAN	9/30/2002		3/31/2002	9/30/2002		3/31/2002	
GA23-10 TOWERS	9/30/2002		9/30/2002	9/30/2002		9/30/2002	
GA23-12 PATE	9/30/2002		12/31/2001	9/30/2002		12/31/2001	
GA23-22 SEAYVILLAGE	12/31/2001			9/30/2002		9/30/2002	
GA23-19 NSIDEMERCER	12/31/2001		6/30/2001	9/30/2003	6/30/2004		Construction in Progress
GA23-20 BRIERWOOD	12/31/2001		6/30/2001	9/30/2002		9/30/2002	
PHAWIDE	9/30/2002		9/30/2002	9/30/2003			Allocation of Administrative Expenses

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/Office of Native American Programs Administrator and Date

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

GA06P02350100

2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

[] Original Annual Statement [] Reserve for Disaster/Emergencies [x] Revised Annual Statement/Revision Number_3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2) September-01	BALANCE
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
GA23-03 McIntosh	SHORTFALL FOR PHASE II 23-03 Subtotal	1.1460.0709.03	1	40,000.00 \$40,000.00	40,000.00 \$40,000.00	40,000.00 \$40,000.00	40,000.00 \$40,000.00		0
GA23-07	SITE IMPROVEMENTS	1450	77	\$25,000.00	\$25,000.00	\$15,000.00	0.00		0
GoldenAge	KITCH, HTTS, TILEM, A/C, ELECT	1460.0501.07	77	\$700,000.00	\$700,000.00	\$621,078.00	326,457.00		373,543
	RANGES AND REFRIGERATORS RELOCATION	1465 1495	77 77	\$50,000.00 \$10,000.00	\$35,487.00 \$15,000.00	\$35,487.00 \$6,073.00	35,487.00 6,073.00		0 8,927
	23-07 Subtotal			\$785,000.00	\$775,487.00	\$677,638.00	368,017.00		407,470
GA23-09 Holman	SITE IMPROVEMENTS INSTALL HANDRAILINGS 23-03 Subtotal	1450 1460	31 31	\$30,000.00 \$5,000.00 \$35,000.00	\$23,567.00 \$5,165.00 \$28,732.00	\$23,567.00 \$5,165.00 \$28,732.00	23,567.00 5,165.00 28,732.00		0 0 0
GA23-10 Towers	REPLACE TILE SECURITY CAM/EQUIP 23-10 Subtotal	1460 1465.0501.10	95 95	\$40,000.00 \$0.00 \$40,000.00	\$35,000.00 \$5,191.00 \$40,191.00	\$20,451.00 \$5,191.00 \$25,642.00	20,451.00 5,191.00 25,642.00	Pd \$4,919.00	14,549 0 14,549
GA23-12 Pate	RANGES AND REFRIGERATORS 23-12 Subtotal	1465	50	\$50,000.00 \$50,000.00	\$27,816.00 \$27,816.00	\$27,816.00 \$27,816.00	27,816.00 27,816.00		0 0
GA23-15 Seay Village	Dwelling Structures 23-15 Subtotal	1460.0501.15	22	10,000.00 \$10,000.00	10,000.00 \$10,000.00	10,000.00 \$10,000.00	0.00 0.00		10,000 10,000
GA23-19 N. Side Merce r ----- 23-05 Replacements	A&E/Dev't Mgr/Inspections Dev't sites incl roads, util & landscpg Dwelling Structures Ranges and Refrig Community space Constr. Playgrounds & com space equip Relocation benefits 23-19 Subtotal	1430.0501.19 1.1450. 1.146 1.1465. 1.1470. 1.1475. 1.1495	28 28 28 28 28 28	123,583.00 0.00 0.00 0.00 0.00 0.00 0.00 123,583.00	123,583.00 0.00 0.00 0.00 0.00 0.00 0.00 123,583.00	123,583.00 0.00 0.00 0.00 0.00 0.00 0.00 123,583.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00		123,583 0 0 0 0 0 0 123,583
GA23-20 Brierwood ----- 23-05 Replacements	A&E/Dev't Mgr/Inspections Dev't sites incl roads, util & landscpg Dwelling Structures Ranges and Refrig Community space Constr. Playgrounds & com space equip Relocation benefits 23-20 Subtotal	1430.0501.20 1.145 1.1460. 1.1465. 1.147 1.1475 1.1495	40 40 40 40 40 40	138,953.07 0.00 0.00 0.00 0.00 0.00 0.00 138,953.07	195,679.00 0.00 0.00 0.00 0.00 0.00 0.00 195,679.00	195,679.00 0.00 0.00 0.00 0.00 0.00 0.00 195,679.00	67,544.00 0.00 0.00 0.00 0.00 0.00 0.00 67,544.00		128,135 0 0 0 0 0 0 128,135
PHAWide	STF Training (30,000) & Tr/Computer Eq & Software	1408.0501.PW	1	\$70,000.00	\$70,000.00	\$27,438.00	27,438.00	\$ 554.80	42,562
	Administration	1410.0501.PW	1	\$99,171.93	\$106,805.00	\$106,805.00	106,805.00	\$ 33,674.99	0
	Fees & Costs/inspections (COW 70000)	1430.0501.PW	1	\$90,000.00	\$90,000.00	\$90,000.00	57,596.00	\$ (4,985.34)	32,404
	Contingency PHAWide Subtotal	1502	1	\$26,585.00 \$285,756.93	\$0.00 \$266,805.00	\$0.00 \$224,243.00	0.00 191,839.00		0
Total all Developments				\$1,508,293.00	\$1,508,293.00	\$1,353,333.00	749,590.00		758,703

(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/Office of Native American Programs Administrator and Date.

\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HANA Name		Comprehensive Grant Number	FFY of Grant Approval
HOUSING AUTHORITY OF THE CITY OF ALBANY		GA06P02350101	2001
		\$1,538,694.00	

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement / Revision Number 03

Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report

ASOF 3/31/03

ASOF 3/31/03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$31,717.44	\$31,717.44	\$35,000.00	\$15,088.98
	1408 Management Improvements (Hard Costs)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$153,869.00	\$153,869.00	\$153,869.00	\$153,869.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$143,405.00	\$143,405.00	\$143,405.00	\$142,349.36
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$63,744.51	\$63,744.51	\$56,791.90	\$63,744.51
10	1460 Dwelling Structures	\$1,129,905.45	\$1,144,905.45	\$871,146.82	\$540,081.27
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$16,034.60	\$1,034.60	\$0.00	\$1,034.60
14	1495.1 Relocation Costs	\$18.00	\$18.00	\$0.00	\$18.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1502 Contingency (May not exceed 8% of line 16)	\$0.00	\$0.00	\$0.00	\$0.00
17	Amount of Annual Grant (Sum of lines 2-16)	\$1,538,694.00	\$1,538,694.00	\$1,260,212.72	\$916,185.72
18	Amount of line 17 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
19	Amount of line 17 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
20	Amount of line 17 Related to Security	\$0.00	\$0.00	\$0.00	
21	Amount of Line 17 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	

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

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

Signature of Executive Director and Date	Signature of Public Housing Director / Office of Native American Programs Administrator and Date
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

OMB Approval No. 2577-0157 (Exp. 7/31/95)

GA06P02350101 revision2
ASOF3/31/03 ASOF3/31/03 **2001**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA23-01 THRONATEESKA	KITCH, HTS, TILE, WTRHTRS, ROOFS, PORCH, CERAMIC TILE INSTALL PLAYGROUND RELOCATION	1460.1501.01	40	\$621,975.20	\$621,975.20	\$491,799.87	\$193,333.72	Undercontract
			40				\$0.00	
		1475.1501.01	40	\$15,000.00			\$0.00	
		1495.1501.01	40				\$0.00	
23-01 Subtotal				\$636,975.20	\$621,975.20	\$491,799.87	\$193,333.72	
GA23-02 O.B.HINES	KITHC, TILE, ROOFS, PAINT RELOCATION	1460.1501.02	31	\$177,409.48	\$177,409.48	\$174,079.95	\$173,316.18	
			31	\$18.00	\$18.00	\$0.00	\$18.00	
		23-02 Subtotal				\$177,427.48	\$177,427.48	
23-07 GOLDENAGE	SITE IMPROVEMENTS ADDITIONAL TO COMPLETE	1450.1501.07	66	\$25,952.61	\$25,952.61	\$19,000.00	\$25,952.61	completed
		1460.1501.07	66	\$73,131.58	\$73,131.58	\$61,000.00	\$73,131.58	
						\$99,084.19	\$99,084.19	
GA23-08 DENNISHOMES	REPLACESANITARYSEWERS REPLACEHEATINGSYSTEMS	1450.1501.08	77	\$37,791.90	\$37,791.90	\$37,791.90	\$37,791.90	Undercontract
		1460.1501.08	77	\$193,374.33	\$193,374.33	\$144,267.00	\$99,529.79	
		23-08 Subtotal				\$231,166.23	\$231,166.23	
GA23-10 H.M.T.	FLOORCOVERING 23-10	1460.1501.10	95	\$2,850.23	\$2,850.23	\$0.00	\$0.00	
GA23-11	PAUALLIPSEY HOMES	1460.1501.11			\$15,000.00	\$0.00	\$0.00	Undercontract
GA-19 SEAYVILLAGE NORTH	NEW CONSTRUCTION	1460.1501.19		\$61,164.63	\$61,164.63	\$0.00	\$770.00	Undercontract
PHAWide	STF Training & Tr/Computer Eq & Software Administration Fees & Costs/inspections Community Room Tables & Chairs Contingency	1408.1501.PW	1	\$31,717.44	\$31,717.44	\$35,000.00	\$15,088.98	
		14101501.PW	1	\$153,869.00	\$153,869.00	\$153,869.00	\$153,869.00	
		1430.1501.PW	1	\$143,405.00	\$143,405.00	\$143,405.00	\$142,349.36	
		1475.1501.PW	1	\$1,034.60	\$1,034.60	\$0.00	\$1,034.60	
		1502.1501.PW	1	\$0.00	\$0.00	\$0.00	\$0.00	
		PHAWide Subtotal				\$330,026.04	\$330,026.04	
Total all Developments				\$1,538,694	\$1,538,694.00	\$1,260,213	\$916,185.72	

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/Office of Native American Programs Administrator and Date.

Annual Statement/Performance and Evaluation Report

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
GA23-01 THRONATEESKA	9/30/2002	6/30/2003	6/30/2003	9/30/2003			
GA23-02 O.B.HINES	9/30/2002	6/30/2003	6/30/2003	9/30/2003			
GA23-8 DENNISHOMES	9/30/2002		9/30/2002	9/30/2003			
GA23-11 LIPSEYHOMES	3/31/2004			9/30/2004			
PHAWIDE	9/30/2002	6/30/2003		9/30/2003			
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/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA Name				Comprehensive Grant Number	FFY of Grant Approval
HOUSING AUTHORITY OF THE CITY OF ALBANY				GA06P02350102	2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number_1__ AS OF 3/31/03 <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report				AS OF 3/31/03	AS OF 3/31/03
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CfP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$60,000.00	\$55,629.00	\$20,629.00	\$20,629.00
	1408 Management Improvements (Hard Costs)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$148,216.00	\$148,216.00	\$148,216.00	\$76,625.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$91,186.00	\$91,186.00	\$90,765.00	\$72,658.00
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$50,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$664,758.00	\$1,157,129.00	\$240,000.00	\$240,000.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$13,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,000.00	\$20,000.00	\$0.00	
14	1495.1 Relocation Costs		\$0.00	\$0.00	
15	1499 Investments in Joint Ventures	\$450,000.00	\$10,000.00	\$0.00	\$0.00
16	1502 Contingency (May not exceed 8% of line 16)	\$0.00	\$0.00	\$0.00	\$0.00
17	Amount of Annual Grant (Sum of lines 2-16)	\$1,482,160.00	\$1,482,160.00	\$499,610.00	\$409,912.00
18	Amount of line 17 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
19	Amount of line 17 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
20	Amount of line 17 Related to Security	\$0.00	\$0.00	\$0.00	
21	Amount of Line 17 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	

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Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (1/95)

ref Handbook7485.3

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

OMB Approval No. 2577-0157 (Exp. 7/31/95)

REV 1

GA06P02350102

2002

AS OF 3/31/03 AS OF 3/31/03

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GAA23-01 O.B. HINES		1460.2501.02			\$ 60,000.00			
GA 23-19 SEAY VILLAGE NORTH	DWELLING STRUCTURES NEW CONSTRUCTION (FROM 704)	1460.2501.19	30	\$0.00	\$154,528.37	\$0.00	\$0.00	contract in progress
	23-19 Subtotal			\$0.00	\$154,528.37	\$0.00	\$0.00	
GA 23-20 LANE LANDINGS	DWELLING STRUCTURES NEW CONSTRUCTION (FROM 704)	1460.2501.20	48	\$0.00	\$240,000.00	\$240,000.00	\$240,000.00	Contract in progress
	23-20 Subtotal			\$0.00	\$240,000.00	\$240,000.00	\$240,000.00	
GA 23-21 SOUTH ALBANY VILLAGE	DWELLING STRUCTURES NEW CONSTRUCTION (FROM 704)	1460.2501.21	40	\$0.00	\$0.00	\$0.00	\$0.00	Contract in progress
	23-20 Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
	Investments in Joint Ventures	1499.2501		\$450,000.00	\$10,000.00			
GA 23-08	REPLACE HEATING SYSTEMS	1460.2501.08	77	\$175,000.00	\$157,667.63	\$0.00	\$0.00	Contract in progress
DENNIS HOMES	23-08 Subtotal			\$175,000.00	\$157,667.63	\$0.00	\$0.00	
23-10 H.M.T.		1460.2501.11	95		\$7,175.00			
GA 23-11 PAUL LIPSEY HOMES	REPLACE HEATING SYSTEMS	1460.2501.11	95	\$335,639.00	\$403,639.00	\$0.00	\$0.00	Contract in progress
	CABINETS	1460.2501.11		\$85,000.00	\$85,000.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450.2501.11		\$50,000.00	\$0.00	\$0.00	\$0.00	
	23-11 Subtotal			\$470,639.00	\$488,639.00	\$0.00	\$0.00	
GA 23-13 GROVER CROSS	INSTALL RANGE VENT HOODS	1460.2501.13		\$8,000.00	\$0.00			Moved to 501-03
	REPLACE WATER HEATERS	1460.2501.13		\$12,000.00	\$0.00			
	REPLACE RANGES & REFRIGERATORS	1465.2501.13		\$13,000.00	\$0.00			
	23-13 Subtotal			\$33,000.00	\$0.00	\$0.00	\$0.00	
PHA Wide	STAFF TRAINING & TRAVEL	1408.2501.PW	1	\$15,000.00	\$15,000.00			
	COMPUTER EQUIPMENT	1408.2501.PW		\$20,000.00	\$20,000.00			
	MAINTENANCE VEHICLE	1408.2501.PW		\$25,000.00	\$20,629.00	\$20,629.00	\$20,629.00	
	ADMINISTRATION	1410.2501.PW		\$148,216.00	\$148,216.00	\$148,216.00	\$76,625.00	
	ARCHITECTURAL	1430.2501.PW		\$56,186.00	\$56,186.00	\$55,765.00	\$55,765.00	
	INSPECTION FEES	1430.2501.PW		\$35,000.00	\$35,000.00	\$35,000.00	\$16,893.00	
	REPLACE FLOOR TILE	14601501.PW	1	\$49,119.00	\$49,119.00			
	COMMUNITY ROOM	1475.1501.PW	1	\$5,000.00	\$20,000.00			
			1		\$0.00			
			1					
	TOTAL PROJECT WIDE			\$353,521.00	\$364,150.00	\$259,610.00	\$169,912.00	
	Total all Developments			\$1,482,160.00	\$1,482,160.00	\$499,610.00	\$409,912.00	

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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
 Part III: Implementation Schedule**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
GA 23-19 SEAY VILLAGE NORTH	3/31/2004			9/30/2004			Construction currently under way.
GA 23-20 LANE LANDINGS	3/31/2004			9/30/2004		12/31/2002	Construction currently under way.
GA 23-21 SOUTH ALBANY VILLAGE	3/31/2004			9/30/2004			Construction currently under way.
GA 23-08 DENNIS HOMES	3/31/2004			9/30/2004			Construction currently under way.
GA 23-11 LIPSEY HOMES	3/31/2004			9/30/2004			Delay in bid opening
GA 23-13 GROVER CROSS HOMES	3/31/2004			9/30/2004			Delay in bid opening
PHA WIDE	3/31/2004			9/30/2004			Small line items still remain to be obligated and expended

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (01/95)

ref Handbook 7485.3