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

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# PHA Plans

5 Year Plan for Federal Fiscal Years 2005 - 2009
Annual Plan for Federal Fiscal Year 2005

## Housing Authority of the City of Americus, Georgia

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

# PHA Plan
# Agency Identification

**PHA Name:** Housing Authority of the City of Americus

**PHA Number:** GA062 **DUNS Number:** 609553391

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2005

## 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 **at www.americuspha.org**
☐ 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
# PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

## A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

*The Housing Athority of the City of Americus is committed to providing quality, safe, and affordable housing to eligible families in an efficient, ethical, non-discriminatory and professional manner. We will also partner with our residents and others to enhance the quality of life in our communities. The Housing Authority of the City of Americus is committed to excellence in order to accomplish this mission.*

## B. Goals

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

**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: **Maintain below 3%.**
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☒ Oher (list below)
  **Continue to implement a project-based section 8 program**

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) **Maintain 80 or above**
- ☒ Improve voucher management: (SEMAP score) **Maintain 80 or above**

- ☐ 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: **Per our 5 year plan**
- ☒ Demolish or dispose of obsolete public housing:**Per our 5 year plan**
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices
Objectives:

- ☐ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords **Improve Landlord knowledge through meetings, publications, etc.**
- ☐ Increase voucher payment standards
- ☒ Implement voucher homeownership program: **Improve the section 8 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: **HAA Security Patrol**
- ☐ 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 supportive services to improve assistance recipients' employability: **Work with local schools, college, university, and employment agencies to find job opportunities for residents.**
- ☐ Provide or attract supportive 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: **Continue to comply with all applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods and the issuance of section 8 vouchers is conducted without regard to race, color, religion, creed, sex, handicap, disability, familial status, or national origin.**
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☒ Other: (list below) **Perform outreach efforts as needed to attract applicants of all classes for housing assistance.**

**Other PHA Goals and Objectives: (list below)**

# Annual PHA Plan
# PHA Fiscal Year 2005
[24 CFR Part 903.7]

## i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

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

☐ **Troubled Agency Plan**

## ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Americus' (HAA) Annual Plan is a comprehensive agency plan that summaries the planned activities and policies of the HAA for federal fiscal year 2005, 10/1/2005 to 9/30/2006. The plan was developed as a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and was developed in complete cooperation with the residents, resident advisory council, staff, and commissioners of the HAA.

The HAA has revised it's policies to accommodate the mandatory provisions of the QHWRA. Copies of the revised policies have been provided to the local HUD field office and are available for inspection and copying by the general public.

The Five-year plan and Annual plan have been adopted by the Board of Commissioners of the HAA.

## iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**


| | Page # |
|---|---|
| **Annual Plan** | |
| i. Executive Summary | 1 |
| ii. Table of Contents | 2 |
| 1. Housing Needs | 6 |
| 2. Financial Resources | 12 |
| 3. Policies on Eligibility, Selection and Admissions | 13 |
| 4. Rent Determination Policies | 21 |
| 5. Operations and Management Policies | 25 |
| 6. Grievance Procedures | 27 |
| 7. Capital Improvement Needs | 27 |
| 8. Demolition and Disposition | 29 |
| 9. Designation of Housing | 30 |
| 10. Conversions of Public Housing | 31 |
| 11. Homeownership | 33 |
| 12. Community Service Programs | 35 |
| 13. Crime and Safety | 37 |
| 14. Pets | 39 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 39 |
| 16. Audit | 39 |
| 17. Asset Management | 39 |
| 18. Other Information | 40 |
| 19. Definition of "Substantial Deviation" and "Significant Amendment or Modification" | 42 |


**Attachments**

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

Required Attachments:

☒ Admissions Policy for Deconcentration **See Component 3, (6) per Notice PIH 2001-4**

☒**C** FY 2005 Capital Fund Program Annual Statement **See Attachments section**

☒**E** Membership of the Resident Advisory Board(s) **See attachments section**

☒**F** Section 8 Homeownership Capacity Statement **See attachments section**

☒**G** Implementation of Public Housing Resident Community Service Requirements **See attachments section**

☒**H** Pet Policy **See attachments section**

☒**I** Statement of Progress in Meeting the 5-Year Plan Mission and Goals **See attachments section**

☒**J** Resident Membership of the PHA Governing Board **See attachments section**

☒ **L** Certification as required for the Voluntary Conversion Required Initial Assessment **See attachments section**

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ **A** PHA Management Organizational Chart **See attachments section**

☒ **C** FY 2005 Capital Fund Program 5 Year Action Plan **See attachments section**

☐ Public Housing Drug Elimination Program (PHDEP) Plan **N/A**

☒ **D** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **See Section 18.A.2 & Attachment D**

☒ Other (List below, providing each attachment name)

**B Schedule of Flat Rents. See attachments section**

**K Follow-up Plan from Resident Survey, See attachments section**

**M Project-Based Section 8 Statement**

## Supporting Documents Available for Review

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

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

| List of Supporting Documents Available for Review | | |
|---|---|---|
| **Applicable & On Display** | **Supporting Document** | **Applicable Plan Component** |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation:<br>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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and<br>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<br>☒ 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<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies<br>☒ check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures<br>☒ check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| NA | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| NA | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| NA | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| NA | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |

| List of Supporting Documents Available for Review | | |
|---|---|---|
| **Applicable & On Display** | **Supporting Document** | **Applicable Plan Component** |
| NA | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| NA | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| X | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| NA | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| X | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| NA | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Income Analysis of Public Housing Covered Developments | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Results of the Required Initial Assessment for Voluntary Conversation of Public Housing to Tenant Based Assistance | Annual Plan: Eligibility, Selection, and Admissions Policies |
| NA | Other supporting documents (optional)<br>(list individually; use as many lines as necessary) | (specify as needed) |
| | | |
| | | |
| | | |

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---|---|---|---|---|---|---|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 1067 | 4 | 1 | 1 | NA | 2 | NA |
| Income >30% but <=50% of AMI | 517 | 3 | 1 | 1 | NA | 2 | NA |
| Income >50% but <80% of AMI | 1309 | 3 | 3 | 3 | NA | 3 | NA |
| Elderly | NA | NA | NA | NA | NA | NA | NA |
| Families with Disabilities | NA | NA | NA | NA | NA | NA | NA |
| White | 845 | 4 | 1 | 1 | NA | NA | NA |
| Black | 1999 | 4 | 1 | 1 | NA | NA | NA |
| Hispanic | 122 | 5 | 5 | 5 | NA | NA | NA |
| Race/Ethnicity | | | | | | | |

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: Census 2000 Summary File 3 (SF-3) – Sample Data

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

*******Snap-shot as of March 29, 2005*******

| **Housing Needs of Families on the Waiting List** | | | |
|---|---|---|---|
| Waiting list type: (select one)<br>☐ Section 8 tenant-based assistance<br>☒ Public Housing<br>☐ Combined Section 8 and Public Housing<br>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 265 | | 120 |
| Extremely low income <=30% AMI | 224 | 84.52 | |
| Very low income (>30% but <=50% AMI) | 33 | 12.45 | |
| Low income (>50% but <80% AMI) | 8 | 3.01 | |
| Families with children | 153 | 57.74 | |
| Elderly families | 4 | 1.51 | |
| Families with Disabilities | 12 | 4.53 | |
| White | 7 | 2.64 | |
| Black | 257 | 96.98 | |
| American Indian | 0 | 0 | |
| White/Hispanic | 1 | .4 | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 126 | 47.55 | NA |
| 2 BR | 109 | 41.13 | NA |
| 3 BR | 29 | 10.94 | NA |
| 4 BR | 1 | 3.78 | NA |
| 5 BR | 0 | 0 | NA |

| Housing Needs of Families on the Waiting List | | | |
|---|---|---|---|
| 5+ BR | 0 | 0 | 0 |

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

If yes:

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

Does the PHA expect to reopen 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

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ 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 | 235 | | 120 |
| Extremely low income <=30% AMI | 203 | 86.38 | |
| Very low income (>30% but <=50% AMI) | 32 | 13.61 | |
| Low income (>50% but <80% AMI) | 0 | 0 | |
| Families with children | 169 | 71.91 | |
| Elderly families | 4 | 1.70 | |
| Families with Disabilities | 25 | 10.63 | |
| White | 15 | 6.38 | |
| Black | 218 | 92.77 | |
| American Indian | 0 | 0 | |
| White/Hispanic | 2 | .85 | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 80 | 34.04 | NA |

| Housing Needs of Families on the Waiting List | | | |
|---|---|---|---|
| 2 BR | 94 | 40.00 | NA |
| 3 BR | 52 | 22.13 | NA |
| 4 BR | 9 | 3.83 | NA |
| 5 BR | 0 | 0 | NA |
| 5+ BR | 0 | 0 | 0 |

Is the waiting list closed (select one)? ☒ No ☐ Yes Opened on 4/7/2005

If yes:

How long has it been closed (# of months)? 22 months 6/2003 to 4/2005

Does the PHA expect to reopen 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 all eligible populations**

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

Select all that apply

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

☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**
Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI**
Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**
Select all that apply

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

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

**Strategy 1: Target available assistance to the elderly:**
Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

***********ESTIMATED AS OF 6/15/2005***********

| **Financial Resources: Planned Sources and Uses** | | |
|---|---|---|
| **Sources** | **Planned $** | **Planned Uses** |
| 1. **Federal Grants (FY 2005 grants)** | **$4,796,847** | As outlined below |
| a) Public Housing Operating Fund | $1,431,360 | |
| b) Public Housing Capital Fund | $994,811 | |
| c) HOPE VI Revitalization | -0- | |
| d) HOPE VI Demolition | -0- | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | $2,370,676 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | -0- | |
| g) Resident Opportunity and Self-Sufficiency Grants | -0- | |
| h) Community Development Block Grant | -0- | |
| i) HOME | -0- | |
| Other Federal Grants (list below) | | |
| | | |
| **2. Prior Year Federal Grants (unobligated funds only) (list below)** | **$937,788** | |
| GA06P06250104 | $937,788 | Per the CF Statement |
| | | |
| | | |
| **3. Public Housing Dwelling Rental Income** | **$249,200** | For Public Housing Operations |
| | | |
| | | |
| **4. Other income** (list below) | **$26,000** | PH Operations |
| Interest Income | $25,000 | |
| Other Income | $1,000 | |
| **4. Non-federal sources** (list below) | -0- | |
| | | |

| Financial Resources: Planned Sources and Uses | | |
|---|---|---|
| **Sources** | **Planned $** | **Planned Uses** |
| | | |
| | | |
| **Total resources** | **$6,009,835** | |
| | | |
| | | |

## 3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

## A. Public Housing

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

### (1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe) When an offer for a unit is pending

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) Credit History

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

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

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

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

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

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

**(3) Assignment**

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

☒ One
☐ Two
☐ Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

☒ 2 Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ 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)
1 Displaced by Governmental Action or Natural Disaster

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
☒ Any time family composition changes
☐ At family request for revision
☒ Other (list)
When family income source changes

**(6) Deconcentration and Income Mixing**

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| Deconcentration Policy for Covered Developments | | | |
|---|---|---|---|
| **Development Name**: | **Number of Units** | **Explanation (if any) [see step 4 at §903.2(c )(1)((iv)]** | **Deconcentration policy (if no explanation) [see step 5 at §903.2(c )(1)(v)]** |
| | | | |
| | | | |
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| | | | |

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☒ Other (list below) **Previous section 8 housing record.**

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:
**As a reasonable accommodation to make the program accessible to and usable by a family member with a disability.**
**Extenuating circumstances such as hospitalization or a family emergency for any extended period of time which has affected the family's ability to find a unit with the initial sixty-day period.**
**If the family has made a reasonable effort to locate a unit and after seeking the assistance of the PHA was not able to locate a unit.**
**The family was prevented from finding a unit due to disability accessibility requirements or large size (four or more) bedroom unit requirement.**

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
**1 Displaced due to Governmental Action or Natural Disaster**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☐ Other (list below)

## 4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

## A. Public Housing

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

### (1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

☐ 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?

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

Exceptions to the minimum rent requirement for financial hardship circumstances include the following situations:

1. The family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program.
2. The family would be evicted as a result of the imposition of the minimum rent requirement.
3. The income of the family has decreased because of changed circumstances, including loss of employment.
4. A death in the family has occurred.
5. Other circumstances determined by the PHA or HUD.

An exemption may not be provided if the hardship is determined temporary. The PHA can request reasonable documentation of the hardship circumstances.

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:

**The Housing Authority of Americus has flat rents available at the option of the resident. A complete list of the current flat rents is shown in Attachment B.**

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
**Only to the extent currently allowed in federal regulations for the 12 month exclusion and 12 month phase-in.**

☐ For increases in earned income

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

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

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

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

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

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

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

f. Rent re-determinations:

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

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

**Families are required to report any increases in income or assets from new sources between annual recertification, and report any new family members joining the household.**

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

**(2) Flat Rents**

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

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

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies**.**

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

☐ At or above 90% but below100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

### (2) Minimum Rent

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

☐ $0
☐ $1-$25

☒ $26-$50

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

Exceptions to the minimum rent requirement for financial hardship circumstances include the following situations:

1. The family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program.
2. The family would be evicted as a result of the imposition of the minimum rent requirement.
3. The income of the family has decreased because of changed circumstances, including loss of employment.
4. A death in the family has occurred.
5. Other circumstances determined by the PHA or HUD.

An exemption may not be provided if the hardship is determined temporary.
The PHA can request reasonable documentation of the hardship circumstances.

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. **(See Attachment A)**

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

### B. HUD Programs Under PHA Management

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

| **Program Name** | **Units or Families Served at Year Beginning** | **Expected Turnover** |
|---|---|---|
| Public Housing | 580 | 120 |
| Section 8 Vouchers | 616 | 120 |
| Section 8 Certificates | NA | NA |
| Section 8 Mod Rehab | NA | NA |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | NA | NA |
| Public Housing Drug | NA | NA |

| | | |
|---|---|---|
| Elimination Program (PHDEP) | | |
| | | |
| | | |
| Other Federal Programs(list individually) | NA | |
| | | |
| | | |

## 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)
Blood Borne Disease Policy /1
Capitalization Policy /1
Check Signing Policy /1
Facilities Use Policy
Criminal Records Management Policy /1
Disposition Policy /1
Drug Free Policy /1
Equal Housing Opportunity Policy /1
Ethics Policy /1
Fund Transfer Policy /1
Hazardous Material Policy
Investment Policy /1
Maintenance Policy (Including Pest Control/Extermination)
Natural Disaster Policy /1
Procurement Policy /1
Personnel Policy /1
Policy on Drugs and Alcohol /1
Uniform Travel Policy /1
Admissions and Continued Occupancy Policy
Grievance Procedures

(1) Section 8 Management: (list below)
Including all the policy list above with the footnote /1
Admin Policy for Section 8

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

### A. Public Housing

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office **(825 N. Mayo St.)**
☐ PHA development management offices
☐ Other (list below)

### B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office **(825 N. Mayo St.)**
☐ Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

### A. Capital Fund Activities

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

### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing

developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **C, See attachments section at end of this file**

-or-

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

**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **C, See attachments section at end of this file)**

-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-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| **Demolition/Disposition Activity Description** |
|---|
| 1a. Development name: Sumter Homes<br>1b. Development (project) number: GA06P062001 |
| 2. Activity type: Demolition ☒<br>Disposition ☒ |
| 3. Application status (select one)<br>Approved ☒ Demo<br>Submitted, pending approval ☒ Dispo<br>Planned application ☐ |
| 4. Date application approved, submitted, or planned for submission: 12/30/2003 |
| 5. Number of units affected: 50 |

| |
|---|
| 6. Coverage of action (select one)<br>☐ Part of the development<br>☒ Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 08/01/2004<br>b. Projected end date of activity: 8/15/2005 |

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: Sumter Homes<br>1b. Development (project) number: GA06P062010 |
| 2. Activity type: Demolition ☒<br>Disposition ☒ |
| 3. Application status (select one)<br>Approved ☒ Demo<br>Submitted, pending approval ☒Dispo<br>Planned application ☐ |
| 4. Date application approved, submitted, or planned for submission: 12/30/2003 |
| 5. Number of units affected: 12<br>6. Coverage of action (select one)<br>☒ Part of the development<br>☐ Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 08/01/2004<br>b. Projected end date of activity: 8/15/2005 |

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If

"yes", skip to component 11. If "No", complete the Activity Description table below.

| Conversion of Public Housing Activity Description |
|---|
| 1a. Development name:<br>1b. Development (project) number: |
| 2. What is the status of the required assessment?<br>☐ Assessment underway<br>☐ Assessment results submitted to HUD<br>☐ Assessment results approved by HUD (if marked, proceed to next question)<br>☐ Other (explain below) |
| 3. ☐ Yes ☐ 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)<br>☐ Conversion Plan in development<br>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br>☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)<br>☐ 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)<br>☐ Units addressed in a pending or approved demolition application (date submitted or approved:<br>☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )<br>☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )<br>☐ Requirements no longer applicable: vacancy rates are less than 10 percent<br>☐ Requirements no longer applicable: site now has less than 300 units<br>☐ Other: (describe below) |

**Component 10 (B) Voluntary Conversion Initial Assessments**

a. How many of the PHA's developments are subject to the Required Initial Assessments? **A total of 17.**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**

c. How many Assessments were conducted for the PHA's covered developments?
**17**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

| Development Name | Number of Units |
|---|---|
| **NONE** | **NONE** |
| | |
| | |
| | |
| | |
| | |

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **COMPLETED**

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

## 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

### A. Public Housing

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

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

2. Activity Description

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

| Public Housing Homeownership Activity Description<br>(Complete one for each development affected) |
|---|
| 1a. Development name:<br>1b. Development (project) number: |
| 2. Federal Program authority:<br>☐ HOPE I<br>☐ 5(h)<br>☐ Turnkey III<br>☐ Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one)<br>☐ Approved; included in the PHA's Homeownership Plan/Program<br>☐ Submitted, pending approval<br>☐ Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected:<br>6. Coverage of action: (select one)<br>☐ Part of the development<br>☐ 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:
**The family has had no family-caused violations of HUD's HQS within the last 1 year.**
**The family is not within the initial 1-year period of a HAP contract.**
**The family does not owe money to the PHA.**
**The family has not committed any serious or repeated violations of a PHA-assisted lease within the past 1 year.**

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **02/03/00**

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

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

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

#### (1) General

a. Self-Sufficiency Policies

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

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

| **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) |
| Summer Reading Pals Program | 22 | Response to Offer | Ga. Southwestern State University | Public Housing |
| Self-Sufficiency Workshops | 10 | Response to Ad | PHA Main Office | Both |
| Tenant Safety Workshops | 15 | Response to Ad | Police & Fire Depts. | Both |
| | | | | |

**(2) Family Self Sufficiency program/s**

a. Participation Description

| **Family Self Sufficiency (FSS) Participation** | | |
|---|---|---|
| Program | Required Number of Participants (start of FY 2002 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | 0 | 0 |
| Section 8 | 75 | 36 as of 06/16/05<br>22 graduates |

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

**C. Welfare Benefit Reductions**

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

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

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

**See attachment G.**

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☒ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority

☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☒ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (list below)
**Northside Homes (GA62-2 & 3), and Bozeman Circle (GA62-17A)**

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below) **Security Patrol**

1. Which developments are most affected? (list below)
**Northside Homes (GA62-2 & 3), and Bozeman Circle (GA62-17A)**

**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)**PHA Security Patrol**

2. Which developments are most affected? (list below)
**Northside Homes (GA62-2 & 3), and Bozeman Circle (GA62-17A)**

## 14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

**See Attachment H per HUD Notice PIH 2000-43**

## 15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

## 16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

## 17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

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

☐ Not applicable
☐ Private management
☒ Development-based accounting **As required under the new subsidy rule, within the required time frame.**
☐ Comprehensive stock assessment
☒ Other: (list below) **Development-based management as required under the new subsidy rule within the required time frame.**

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

## 18. Other Information

[24 CFR Part 903.7 9 (r)]

### A. Resident Advisory Board Recommendations

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

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

☒ Attached at Attachment (File name) **D See attachments section.**

☐ 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.)
**Resident was appointed by Mayor**

3. Description of Resident Election Process

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

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

☐ Representatives of all PHA resident and assisted family organizations

☐ Other (list)

## C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **State of Georgia**

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)

To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

To increase the access of Georgia's Special Need populations to a continuum of housing and supportive services which address their housing, economic, health, and social needs.

To provide assistance to local governments to meet their non-housing community and economic development needs.

To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations, and other providers.

To improve the responsiveness of state and local policies to affordable housing issues.

☐ Other: (list below)

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

**None**

**D. Other Information Required by HUD**

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

## Follow-up plan for Resident Survey Results are at Attachment K

## 19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"

[24 CFR Part 903.7(r)]

Definition of "substantial deviation" and "significant amendment or modification"

(1) A change to a development account number on the capital fund program in excess of the greater of 10% of the total grant amount or $100,000.

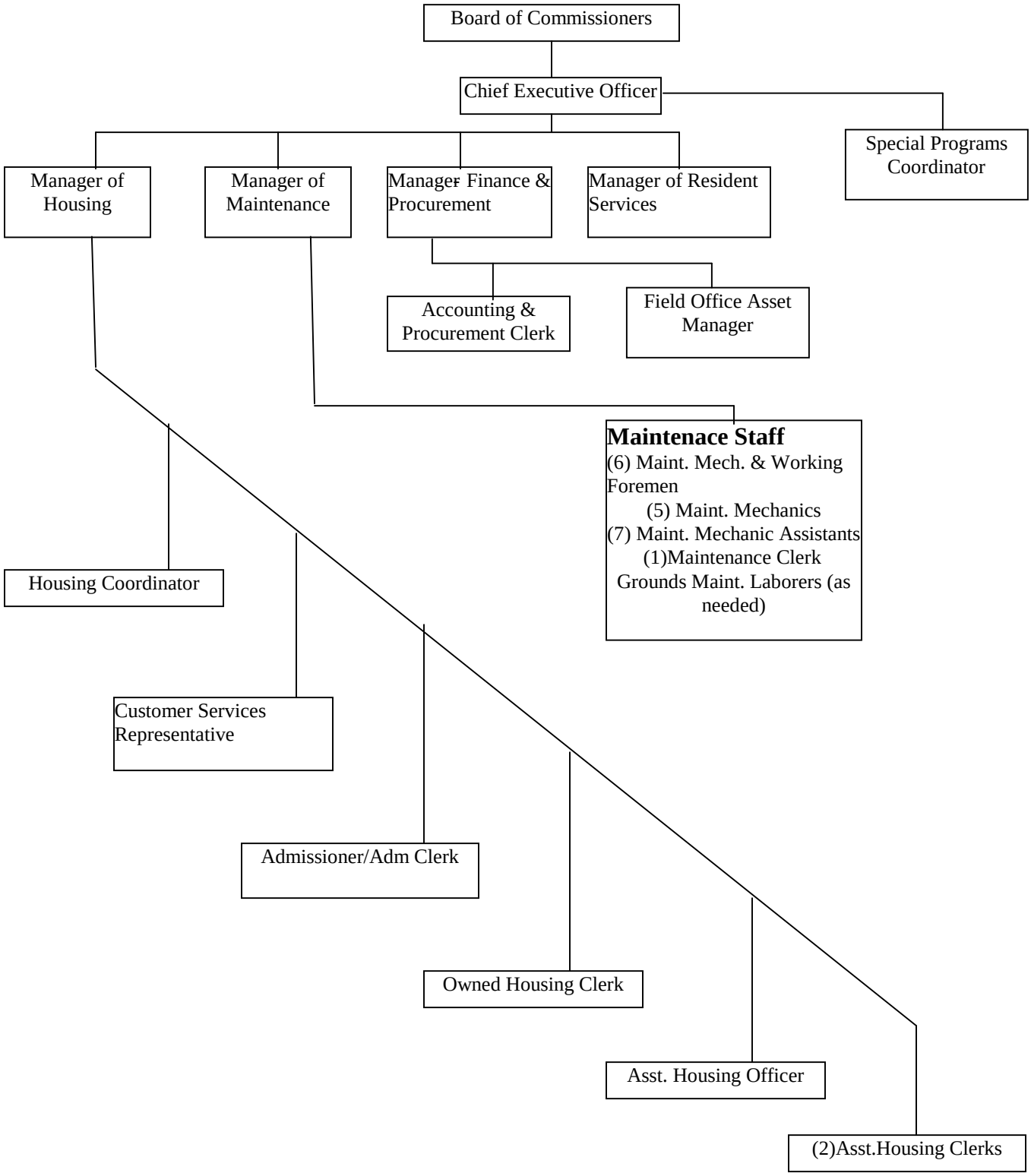
**(2)** A change to a budget line item account on the PHDEP in excess of the greater of 10% of the total grant amount or $25,000.

**(3)** A change in the selection preferences for admission to the Public Housing or Section 8 programs.

(4) The establishment of any new demolition or disposition programs, new designations, new HUD homeownership programs or new conversion activities.

## Attachments

**Attachment A - - Organization Chart - - Housing Authority of Americus**






Form **HUD 50075** (03/2003)

# Attachment B

## Schedule of Flat Rents Effective 8/1/2004 (Tenant Option)

| Project | Bedroom Size | Flat Rent | Project | Bedroom Size | Flat Rent |
|---|---|---|---|---|---|
| GA62-1 | 1 | $200 | GA62-12 | 0 | $212 |
| | 2 | $258 | | 1 | $241 |
| | 3 | $289 | | 2 | $273 |
| | 4 | $311 | | 3 | $308 |
| GA62-2 | 1 | $183 | GA62-13 | 0 | $192 |
| | 2 | $239 | | 1 | $204 |
| | 3 | $270 | | 2 | $269 |
| | 4 | $311 | | 3 | $289 |
| | 5 | $343 | | 4 | $356 |
| GA62-3 | 1 | $165 | GA62-15 | 1 | $221 |
| | 2 | $198 | | 2 | $252 |
| | 3 | $229 | | 3 | $284 |
| | 4 | $256 | | 4 | $310 |
| GA62-4,5,6 | 1 | $200 | GA62-16 | 3 | $312 |
| 7,8, & 9 | 2 | $262 | | 4 | $355 |
| | 3 | $289 | GA62-17A | 2 | $265 |
| | 4 | $324 | | 3 | $296 |
| GA62-10 | 1 | $212 | | 4 | $329 |
| | 2 | $246 | GA62-17B | 1 | $221 |
| | 3 | $276 | | 2 | $302 |
| | 4 | $308 | | 3 | $327 |
| GA62-11 | 0 | $217 | GA62-19 | 1 | $255 |
| | 1 | $265 | | 2 | $290 |
| | 2 | $304 | | 3 | $346 |
| | 3 | $334 | | 4 | $399 |
| | 4 | $401 | | 5 | $445 |

**Attachment "C"**

# CAPITAL FUND PROGRAM TABLES START HERE

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

| **PHA Name:** | **Grant Type and Number** | **Federal FY of Grant:** |
|---|---|---|
| Housing Authority of the City of Americus | Capital Fund Program Grant No: GA06P06250105<br>Replacement Housing Factor Grant No: | 2005 |

☒ **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 | | | | |
| 3 | 1408 Management Improvements | 102,251 | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 68,560 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 316,000 | | | |
| 10 | 1460 Dwelling Structures | 468,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 40,000 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 994,811 | | | |



Form **HUD 50075** (03/2003)

## 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 Americus | **Grant Type and Number** Capital Fund Program Grant No: GA06P06250105 Replacement Housing Factor Grant No: | **Federal FY of Grant:** 2005 |
|---|---|---|

☒ **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** |
| 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 | $38,000 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | -0- | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | -0- | | | |



Form **HUD 50075** (03/2003)

## 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 Americus | | Grant Type and Number<br>Capital Fund Program Grant No: GA06P06250105<br>Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2005 | | |
|---|---|---|---|---|---|---|---|---|
| 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 | |
| HA Wide | A&E Services | 1430 | | 49,560 | | | | |
| Fees & Cost | Clerk of the Works-Contracted | 1430 | | 19,000 | | | | |
| HA Wide | Security | 1408 | | 38,000 | | | | |
| HA Wide | Youth Programs-Boys & Girls Club | 1408 | | 30,000 | | | | |
| GA62-8 Bailey Apartments | Upgrade Septic System | 1450 | 10 | 166,000 | | | | |
| GA62-9 Webster Homes | Upgrade Septic System | 1450 | 12 | 150,000 | | | | |
| GA62-13 Hawkins-Dykes Apartments | Complete Kitchen Renovation | 1460 | 50 | 130,500 | | | | |
| GA62-15 Barlow Apartments | Complete Kitchen Renovation | 1460 | 40 | 105,600 | | | | |
| GA62-16 236 Housing | Complete Kitchen Renovation<br>Upgrade Electrical | 1460<br>1460 | 10<br>10 | 18,900<br>24,000 | | | | |
| GA62-17 Bryant/Lakeview | Complete Kitchen Renovation | 1460 | 100 | 189,000 | | | | |
| HA Wide | Computer System Upgrades<br>Housing Software Updates | 1475<br>1408 | 18 | 40,000<br>34,251 | | | | |



Form **HUD 50075** (03/2003)

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

| PHA Name: Housing Authority of the City of Americus | **Grant Type and Number**<br>Capital Fund Program No: GA06P06250105<br>Replacement Housing Factor No: | **Federal FY of Grant:** 2005 |
|---|---|---|

| 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 | |
| HA Wide Activities | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-8 | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-9 | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-13 | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-15 | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-16 | 03/31/2007 | | | 09/30/2008 | | | |
| GA62-17 | 03/31/2007 | | | 09/30/2008 | | | |



Form **HUD 50075** (03/2003)

# Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name Housing Authority of the City of Americus | | | | ☒ **Original 5-Year Plan**<br>☐ **Revision No:** | |
|---|---|---|---|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2<br>FFY Grant: 2006<br>PHA FY: 2007 | Work Statement for Year 3<br>FFY Grant: 2007<br>PHA FY: 2008 | Work Statement for Year 4<br>FFY Grant: 2008<br>PHA FY: 2009 | Work Statement for Year 5<br>FFY Grant: 2009<br>PHA FY: 2010 |
| HA Wide | See Annual Statement | 181,400 | $182,541 | $182,694 | $182,694 |
| GA 62-2 Northside | | 148,400 | 515,270 | | 360,000 |
| GA 62-3 Northside | | 74,157 | 31,000 | 241,760 | 35,000 |
| GA62-4 Roosevelt | | | | 20,400 | |
| GA 62-5 Carver | | | 30,000 | 20,400 | |
| GA 62-7 Graham | | | | 57,120 | |
| GA 62-8 Bailey | | | 70,000 | 40,800 | |
| GA 62-9 Webster | | | 70,000 | 48,960 | |
| GA 62-11 Hawkins | | 61,000 | | | 48,117 |
| GA 62-12 Northside | | | | | |
| GA 62-13 Hawkins | | 70,384 | | | |
| GA 62-15 L. Barlow | | 130,000 | | 160,000 | 319,000 |
| GA 62-17 JB/Lake | | 240,000 | | | |
| GA 62-19 Windsor | | 89,470 | | | 50,000 |
| GA62-16 236 Hsg. | | | 96,000 | | |
| GA 62-6 Dura | | | | 48,960 | |
| GA 62-10 Sumter | | | | 173,717 | |
| CFP Funds Listed for 5-year planning | | $994,811 | $994,811 | $994,811 | $994,811 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |



Form **HUD 50075** (03/2003)

Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year :_2___<br>FFY Grant: 2006<br>PHA FY: 2007 | | | Activities for Year: _3__<br>FFY Grant: 2007<br>PHA FY: 2008 | | |
|---|---|---|---|---|---|---|
| | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **See** | HA Wide | Management Imp./Fees & Costs | $181,400 | HA Wide | Management Imp/Fees & Costs | $182,541 |
| **Annual** | GA62-13 Hawkins-Dykes | Ext. Doors & Security Screen Doors | $70,384 | GA62-16 235 Housing | Replace Ext Siding, soffit, facia, window trim, and crawl space access<br>Rebuild Concrete Drives | $72,000<br>$24,000 |
| **Statement** | GA62-15 Barlow Apartments | Ext. Doors & Security Screen Doors<br>Ext. Windows w/ Security screens | $53,000<br>$77,000 | GA62-3 Northside<br>GA62-5 Carver Apts.<br>GA62-8 Bailey Apts.<br>GA62-9 Webster Apts. | Security Fencing<br>Security Fencing<br>Security Fencing<br>Security Fencing | $31,000<br>$30,000<br>$70,000<br>$70,000 |
| | GA62-17 Jan Bryant/Lakeview<br>GA62-19 Windsor Hills<br>GA62-11 Hawkins-Dykes Apartments<br>GA62-2 Northside Homes<br>GA62-3 Northside Homes | Ext. Doors & Security Screen Doors<br>Ext. Windows w/ security screens<br>Ext. Windows w/ security screens<br>Rebuild Concrete Parking Bays<br>Conv. Gas Water Heating & Cooking to Elec.<br>Conv. Gas Water Heating & Cooking to Elec. | $125,000<br>$115,000<br>$89,470<br>$61,000<br>$148,400<br>$74,157 | GA62-2 Northside | Roofs<br>Remodel Kitchens | $312,000<br>$203,270 |
| Total CFP Estimated Cost | | | $994,811 | | | $994,811 |



Form **HUD 50075** (03/2003)

Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

| Activities for Year :__4__<br>FFY Grant: 2008<br>PHA FY: 2009 | | | Activities for Year: _5__<br>FFY Grant: 2009<br>PHA FY: 2010 | | |
|---|---|---|---|---|---|
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| HA Wide | Management Improvements – Fees & Costs | $182,694 | HA Wide | Management Improvements – Fees & Costs | $182,694 |
| GA62-10 Sumter Homes | Roofing, Soffit, Facia<br>Conv. Gas Water Heating & Cooking to Elec. | $130,517<br>$43,200 | GA62-2 Northside Hms. | Remodel Bathrooms | $360,000 |
| GA62-3 Northside Hms.<br>GA62-15 Barlow Apts.<br>GA62-4 Roosevelt Apt<br>GA62-5 Carver Apts.<br>GA62-6 Dura Apts.<br>GA62-7 Graham Apts.<br>GA62-8 Bailey Apts.<br>GA62-9 Webster Apts. | Remodel Kitchens<br>Roofing, Soffit, Facia<br>Remodel Kitchens<br>Remodel Kitchens<br>Remodel Kitchens<br>Remodel Kitchens<br>Remodel Kitchens<br>Remodel Kitchens | $241,760<br>$160,000<br>$20,400<br>$20,400<br>$48,960<br>$57,120<br>$40,800<br>$48,960 | GA62-15 Barlow Apts.<br><br>GA62-3 Northside Hms<br>GA62-11 Hawkins-Dykes Apts.<br>GA62-19 Windsor Hills | Remodel Bathrooms<br>Replace Int Doors/Hdw.<br>Landscaping Imp.<br><br>Landscaping Imp.<br>Landscaping Imp. | $144,000<br>$175,000<br>$35,000<br><br>$48,117<br>$50,000 |
| Total CFP Estimated Cost | | $994,811 | | | $994,811 |



Form **HUD 50075** (03/2003)

# 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 Americus | **Grant Type and Number** Capital Fund Program Grant No: GA06P06250104 Replacement Housing Factor Grant No: | **Federal FY of Grant:** 2004 |
|---|---|---|

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 03/31/2005** ☐ **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 | | | | |
| 3 | 1408 Management Improvements | 68,000 | 68,000 | 21,698 | 14,198 |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 124,936 | 90,517 | 73,017 | 42,825 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 24,965 | 201,194 | -0- | -0- |
| 10 | 1460 Dwelling Structures | 759,795 | 635,100 | -0- | -0- |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | 17,115 | -0- | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 994,811 | 994,811 | 94,715 | 57,023 |
| 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 | 38,000 | 38,000 | 11,698 | 11,698 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | -0- | | | |



Form **HUD 50075** (03/2003)

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

| **PHA Name:** | **Grant Type and Number** | **Federal FY of Grant:** |
|---|---|---|
| Housing Authority of the City of Americus | Capital Fund Program Grant No: GA06P06250104<br>Replacement Housing Factor Grant No: | 2004 |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 03/31/2005** ☐ **Final Performance and Evaluation Report**

| **Line No.** | **Summary by Development Account** | **Total Estimated Cost** | | **Total Actual Cost** | |
|---|---|---|---|---|---|
| | | **Original** | **Revised** | **Obligated** | **Expended** |
| 26 | Amount of line 21 Related to Energy Conservation Measures | -0- | | | |



Form **HUD 50075** (03/2003)

# 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 Americus | | **Grant Type and Number**<br>Capital Fund Program Grant No: GA06P06250104<br>Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2004 | | |
|---|---|---|---|---|---|---|---|---|
| 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 | |
| HA Wide | A&E Services | 1430 | | 52,114 | 17,695 | 16,695 | -0- | Est. 12/31/05 |
| Fees & Cost | Clerk of the Works-Contracted | 1430 | | 19,000 | 19,000 | 2,500 | 2,500 | Est. 12/31/05 |
| HA Wide | Security | 1408 | | 38,000 | 38,000 | 11,698 | 11,698 | Est. 3/31/06 |
| HA Wide | Youth Programs-Boys & Girls Club | 1408 | | 30,000 | 30,000 | 10,000 | 2,500 | Est. 3/31/06 |
| GA62-1 Sumter Homes | A&E Fees (Demo)<br>HOPE VI Consultant<br>Grading & Seeding<br>Demolition not covered by HOPE VI | 1430<br>1430<br>1450<br>1485 | 50 | 39,032<br>7,822<br>17,450<br>9,285 | 39,032<br>7,822<br>-0-<br>-0- | 39,032<br>7,822 | 34,276<br>-0- | 85% Comp.<br>Est. 9/30/05 |
| GA62-3 Northside Homes | Replace decking & Reroofing<br>Parking/Sidewalk repair & resurfacing | 1460<br>1450 | 50<br>60% | 180,000<br>-0- | 140,500<br>26,000 | -0-<br>-0- | -0-<br>-0- | Est. 12/31/05<br>Est. 9/30/06 |
| GA62-10 Sumter Homes | A&E Fees (Demo)<br>Grading & Seeding<br>Demolition not covered by HOPE VI | 1430<br>1450<br>1485 | 12 | 6,968<br>7,515<br>7,830 | 6,968<br>-0-<br>-0- | 6,968 | 6,049 | Est. 12/31/05 |
| GA62-17 Jan Bryant/Lakeview | Reroofing | 1460 | 100 | 370,000 | 203,000 | -0- | -0- | Est. 12/31/05 |
| GA62-19 Windsor Hills Sub | Replacement decking and Reroofing | 1460 | 44 | 209,795 | 125,000 | -0- | -0- | Est. 12/31/05 |
| GA62-13 Hawkins-Dykes | Reroofing<br>Parking/Sidewalk repair & resurfacing | 1460<br>1450 | 50<br>70% | -0- | 105,000<br>36,000 | -0-<br>-0- | -0-<br>-0- | Est. 6/30/06<br>Est. 9/30/06 |
| GA62-8 Bailey Apartments | Reroofing & Decking Repairs<br>Parking/Sidewalk repair & resurfacing | 1460<br>1450 | 10<br>80% | -0-<br>-0- | 28,000<br>12,500 | -0-<br>-0- | -0-<br>-0- | Est 6/30/06<br>Est 9/30/06 |
| GA62-9 Webster Apartments | Reroofing & Decking Repairs<br>Parking/Sidewalk repair & resurfacing | 1460<br>1450 | 12<br>90% | -0-<br>-0- | 33,600<br>16,000 | -0-<br>-0- | -0-<br>-0- | Est. 6/30/06<br>Est. 9/30/06 |
| GA62-2 Northside Homes | Parking/Sidewalk repair & resurfacing | 1450 | 75% | -0- | 59,694 | -0- | -0- | Est. 9/30/06 |



Form **HUD 50075** (03/2003)

**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 Americus | | **Grant Type and Number**<br>Capital Fund Program Grant No: GA06P06250104<br>Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2004 | | |
|---|---|---|---|---|---|---|---|---|
| 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 | |
| GA62-5 Carver Apartments | Parking/Sidewalk repair & resurfacing | 1450 | 90% | -0- | 14,000 | -0- | -0- | Est. 9/30/06 |
| GA62-15 Leila Barlow Apts. | Parking/Sidewalk repair & resurfacing | 1450 | 50% | -0- | 18,000 | -0- | -0- | Est. 9/30/06 |
| GA62-6 Dura Apts | Parking/Sidewalk repair & resurfacing | 1450 | 80% | -0- | 13,000 | -0- | -0- | Est. 9/30/06 |
| GA62-7 Graham Apts. | Parking/Sidewalk repair & resurfacing | 1450 | 30% | -0- | 6,000 | -0- | -0- | Est. 9/30/06 |



Form **HUD 50075** (03/2003)

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

| PHA Name: Housing Authority of the City of Americus | **Grant Type and Number**<br>Capital Fund Program No: GA06P06250104<br>Replacement Housing Factor No: | **Federal FY of Grant:** 2004 |
|---|---|---|

| 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 | |
| HA Wide Activities | 03/31/2006 | | | 09/30/2007 | | | |
| GA62-1 | 03/31/2006 | | | 09/30/2007 | | | |
| GA62-3 | 03/31/2006 | 06/30/2006 | | 09/30/2007 | | | Item Added |
| GA62-17 | 03/31/2006 | | | 09/30/2007 | | | |
| GA62-19 | 03/31/2006 | | | 09/30/2007 | | | |
| GA62-10 | 03/31/2006 | | | 09/30/2007 | | | |
| GA62-13 | | 06/30/2006 | | | 09/30/2007 | | Items Added |
| GA62-8 | | 06/30/2006 | | | 09/30/2007 | | Items Added |
| GA62-9 | | 06/30/2006 | | | 09/30/2007 | | Items Added |
| GA62-2 | | 06/30/2006 | | | 09/30/2007 | | Item Added |
| GA62-5 | | 06/30/2006 | | | 09/30/2007 | | Item Added |
| GA62-15 | | 06/30/2006 | | | 09/30/2007 | | Item Added |
| GA62-6 | | 06/30/2006 | | | 09/30/2007 | | Item Added |
| GA62-7 | | 06/30/2006 | | | 09/30/2007 | | Item Added |



Form **HUD 50075** (03/2003)

## Attachment D - - Comments from Resident Advisory Board

A meeting of the Resident Advisory Board was held at 6:00 p.m. on February 10, 2005, at the main office of the Housing Authority. Seven of the thirteen members were present. Mr. Anderson opened the meeting and explained to all members present that the purpose of this meeting was to discuss the progress being made on the recommendations from the RAB in regards to the PHA Agency Plan submitted for Year 2004, to discuss the boards' recommendations for the Year 2005 Agency Plan, and to discuss the use of funds made available for resident involvement in management through the operating fund. Mr. Anderson advised the members of the goals in the 2004 plan and the progress being made. The floor was then opened up for comments and recommendations for the 2005 plan.

The members of the RAB commented that the items were needed and that they wish it could be done now. Mr. Anderson explained the funding process. No other comments were made in regards to the planned items or any additional items added to the planned list.

The members of the RAB made the following recommendations in regards to use of funds through the operating fund. When asked by Mr Anderson if anyone would like to travel to training meetings to meet other residents and learn about their activities, none of the members indicated interest in traveling for training or for interaction with other RABs in the state. When asked if everyone liked the full color newsletter with articiles from RAB members about their communities and ways other residents could be involved in the RAB and/or resident organizations, they responded yes. They all felt that was the best option and that this practice should continue.

A public hearing was held on June 15, 2005, at 5:00 p.m. The hearing was conducted by Chairman Cooper. The public hearing was opened to discuss the items included in the annual plan and to allow comments for and against the plan. No comments were received from the public.

**PHA Address of Comments**

The RAB made no comments concerning the Agency Plan except for the use of funds for Resident participation that is received through the operating fund. The PHA will make every effort to advise residents of available training and if interested, provide travel funds for residents to attend the training.

# Attachment E - - Membership of the Resident Advisory Board(s)

The Housing Authority of Americus has one Resident Advisory Board, which represents public housing residents living in the cities of Americus, Andersonville, Leslie, and Plains, along with section 8 residents. There are some FSS participants as section 8 representatives. The following is a list of members of the RAB:

Representing Public Housing in Americus
Cleveland Twiggs, Essie Harris, Patricia Tookes, Essie Harris, Angela Thornton, Alice Green, Cassandra Brown, and Brenda Harvey

Representing Public Housing in Andersonville
Willie Ann Towns

Representing Public Housing in Leslie
Dorothy Davis

Representing Public Housing in Plains
Doris Jackson

Representing Section 8 residents
Alma Cooper, Bellzorie Kleckley

# Attachment F - - Section 8 Homeownership Capacity Statement

The Housing Authority of Americus has adopted in it's Administrative Plan a requirement that the financing of a home be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with general accepted private sector underwriting standards.

# Attachment G - - Implementation of Public Housing Resident Community Service Requirements

Since the issuing of Notice PIH 2003-17, dated June 20, 2003, the Housing Authority of Americus has reinstated the required Community Service Require per the above referenced notice. Since this requires non-exempt families to complete 8 hours of community service and/or self-sufficiency requirement, the Housing Authority is working with possible local community services agencies that would agree to accept workers. In the past, very few community service agencies wanted to participate. The Housing Authority will be administering its own program as per our ACOP.

# Attachment H - - Pet Policy

The Housing Authority of Americus has had a Pet Policy allowing residents of all classes to have pet since the original pet policy requirement was authorized. A summary of the pet policy and the requirement of that policy are included below.

The pet owner must submit and enter into a Pet Agreement with the HA. The agreement must give the name, address, and phone number of the owner; name, address, and phone number of two adults who will assume responsibility of the pet if the owner cannot; a description of the pet; a certification from a veterinarian; and that dogs and cats must be spayed or neutered.

The types of pets allowed include one dog under 20 pounds when full grown, one cat that has been declawed, one caged bird, a 20 gallon aquarium with fish, no more than two rabbits, guinea pigs, hamsters, or gerbils, or one turtle. An additional $100 security deposit is required to have pets.

There are additional requirements concerning pet waste removal, responsibilities for upkeep of the pet, where pets are allowed to be, problems with noise caused by pets, and the right

of the HA to inspect the premises. The pet policy also provides for actions due to pet rule violations, notice for pet removal, termination of tenancy, pet removal, and emergencies.

# Attachment I - - Statement of Progress in Meeting 5-Year Plan Mission and Goals

PHA Goal: Expand the supply of assisted housing: We are reducing the number of vacancies by reducing the number of vacant units involved in a modernization program. We are also reducing our turnaround time through quicker offers. We have received approval through our non-profit for two new developments of housing. These two developments are currently under construction and should be completed by August 1st, 2005. None of the funding for these two developments will come from any ACC funding. We applied for and received a Affordable Housing Program grant from the FHLB of Atlanta for two new developments. One development is a 40 unit family development and one is a 40 unit elderly development. We were approved for LIHTC and HOME funds for these two developments through our not-for-profit corporation, Sumter Housing Assistance Corporation.

PHA Goal: Improve the quality of assisted housing: We have obtained a score of 91, high performer status on PHAS for fiscal year 2004 and we are continued to make progress to improve this score. We have obtained a score of 96, high performer status, on SEMAP for fiscal year 2004. We are also renovating our units as outlined in our plan. We currently have all public housing units air conditioned. We are continuing work to improve curb appeal by repairing sidewalks, removing trees, and doing landscaping.

PHA Goal: Increase assisted housing choices: We advertised for PBV and have awarded to HAP contracts for new construction. The PBV will be for a total of 64 units of housing. Members of our staff have attended and become certified as Housing Councilors for the purpose of working with section 8 residents for our homeownership program. Members of staff have also attended a section 8 homeownership workshop to improve their skills in working with section 8 families. We have had one section 8 homeownership closing and we currently have several residents who are working on improving their credit history and completing homeownership training.

PHA Goal: Provide an improved living environment: We are working with residents to direct them to service providers in areas of need. We are holding various educational programs targeted for resident improvement including budgeting, food preparation, energy conservation and healthy living.

PHA Goal: Promote self-sufficiency and asset development of families and individuals: We have been working with local agencies to help our residents with self-sufficiency.

PHA Goal: Ensure Equal Opportunity in Housing for all Americans: We are continuing to comply with the applicable Federal Laws and regulations to ensure admission to and occupancy of housing is conducted in a non-discriminatory manner.

# Attachment J - - Resident Membership of the PHA Governing Board

The Housing Authority of Americus has a resident as a full voting member of the Board of Commissioners. Currently our resident commissioner is Demeika Ferguson. The Resident Commissioner is appointed by the Mayor of the City of Americus. A resident commissioner's term is for one-year beginning in September of each year. Resident Commissioners can be reappointed for successive terms of one year.

# Attachment K - - Follow-up Plan from Resident Surveys

Neighborhood Appearance

The Housing Authority has reviewed the results of the Resident Survey completed in 2004. The most common complaints were noise related, parking areas, playgrounds, broken glass, and trash. The lowest scoring development was GA62-1, Sumter Homes. This development has been approved for demolition and demolition has begun. To address the noise problem we have instructed our Security Patrol to be more alert to noise problems and make every attempt to correct the situation. We will also advise local law enforcement to be on the look out for noise problems so that they may also address this problem. We currently are planning several improvements to parking areas through our five-year capital fund plan. We continue to have problems with broken glass and trash. Our maintenance crews pick up trash and broken glass on a weekly basis. Residents are charged in the glass or trash is around their apartment. Much of the litter and broken glass is caused by passers-by. We are planning security fencing to help contract the walking traffic through individuals yards. We hope that this fencing will help to improve the broken glass and trash problems.

# Attachment L - - Certification-Voluntary Conversion of Public Housing to Tenant-Based Assistance

This is to certify that the Housing Authority of the City of Americus has reviewed each development's operations as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that conversion of any or all developments may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion as described in the regulations.

# Attachment M - - Project-Based Housing Choice Voucher Statement

The Housing Authority of the City of Americus (HAA) currently intends to project-base its tenant-based Housing Choice Vouchers in response to needs for affordable housing in the Americus-Sumter Co. area. The number of units will not exceed 20 percent of the baseline number of units in HAA's program, or such higher percentage as may be authorized. The

general location for the project-based assistance will be the City of Americus, Georgia, and surrounding areas within Sumter County. Generally, all project-based assistance will be attached to eligible units located in census tracts with poverty rates of less than 20. HAA reserves the right to request an exception to this requirement when it has been determined that a project expands affordable housing opportunities for eligible families or contributes to the revitalization of a local neighborhood or community. HAA also reserves the right to project-base additional Housing Choice Vouchers should HAA determine that additional project-based assistance will further HAA's affordable housing program initiatives. HAA's decision to provide project-based assistance is consistent with HAA's Annual Plan.