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

PHA Plans

5 Year Plan for Federal Fiscal Years 2006 - 2010
Annual Plan for Federal Fiscal Year 2006

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) 10/2006

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 2006 - 2010
[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 Authority 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
- ☒ Other (list below) **Continuing the 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:
- ☐ 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 Police 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 2006
[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 2006, 10/1/2006 to 9/30/2007. 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.

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Attachments

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

Required Attachments:

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

☒**C** FY 2006 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 2006 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: 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 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 ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ 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: N/A
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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
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
NA	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) (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 29,2006*******

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	218		120
Extremely low income <=30% AMI	194	88.99	
Very low income (>30% but <=50% AMI)	22	10.09	
Low income (>50% but <80% AMI)	2	.92	
Families with children	96	44.04	
Elderly families	2	.92	
Families with Disabilities	14	6.42	
White	12	5.50	
Black	206	94.50	
American Indian	0	0	
White/Hispanic	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	132	60.55	NA
2 BR	51	23.39	NA
3 BR	30	13.76	NA
4 BR	3	1.38	NA
5 BR	2	.92	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	408		120
Extremely low income <=30% AMI	389	95.34	
Very low income (>30% but <=50% AMI)	19	4.66	
Low income (>50% but <80% AMI)	0	0	
Families with children	276	67.65	
Elderly families	20	4.90	
Families with Disabilities	14	3.43	
White	32	7.84	
Black	376	92.16	
American Indian	0	0	
White/Hispanic	2	.49	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	145	35.54	NA

Housing Needs of Families on the Waiting List			
2 BR	168	41.18	NA
3 BR	81	19.85	NA
4 BR	14	3.43	NA
5 BR	0	0	NA
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

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 6/14/2006***********

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2006 grants)**	**$5,092,736**	As outlined below
a) Public Housing Operating Fund	1,460,000	
b) Public Housing Capital Fund	967,716	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,665,020	
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)	**$309,599**	
GA06P062501-05	309,599	Per the CF Statement
3. Public Housing Dwelling Rental Income	**$220,000**	For Public Housing Operations
4. Other income (list below)	**$130,000**	PH Operations
Interest Income	70,000	
Other Income	60,000	
4. Non-federal sources (list below)	-0-	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Total resources	**$5,752,335**	

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)]**

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
Natural Disaster Management 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 1b. Development (project) number: GA06P062001
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Dispo of excess land Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 4/17/2006
5. Number of units affected: 0 all units previously demolished

6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/01/2006 b. Projected end date of activity: 8/15/2007

Demolition/Disposition Activity Description
1a. Development name: Sumter Homes 1b. Development (project) number: GA06P062010
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Dispo of excess land Submitted, pending approval ☐ Dispo of excess land Planned application ☐
4. Date application approved, submitted, or planned for submission: 4/17/2006
5. Number of units affected: 0 only the land where 12 units were demolished 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/17/2006 b. Projected end date of activity: 8/15/2007

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: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ 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) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ 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: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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 (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ 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	60 as of 05/31/2006 27 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"

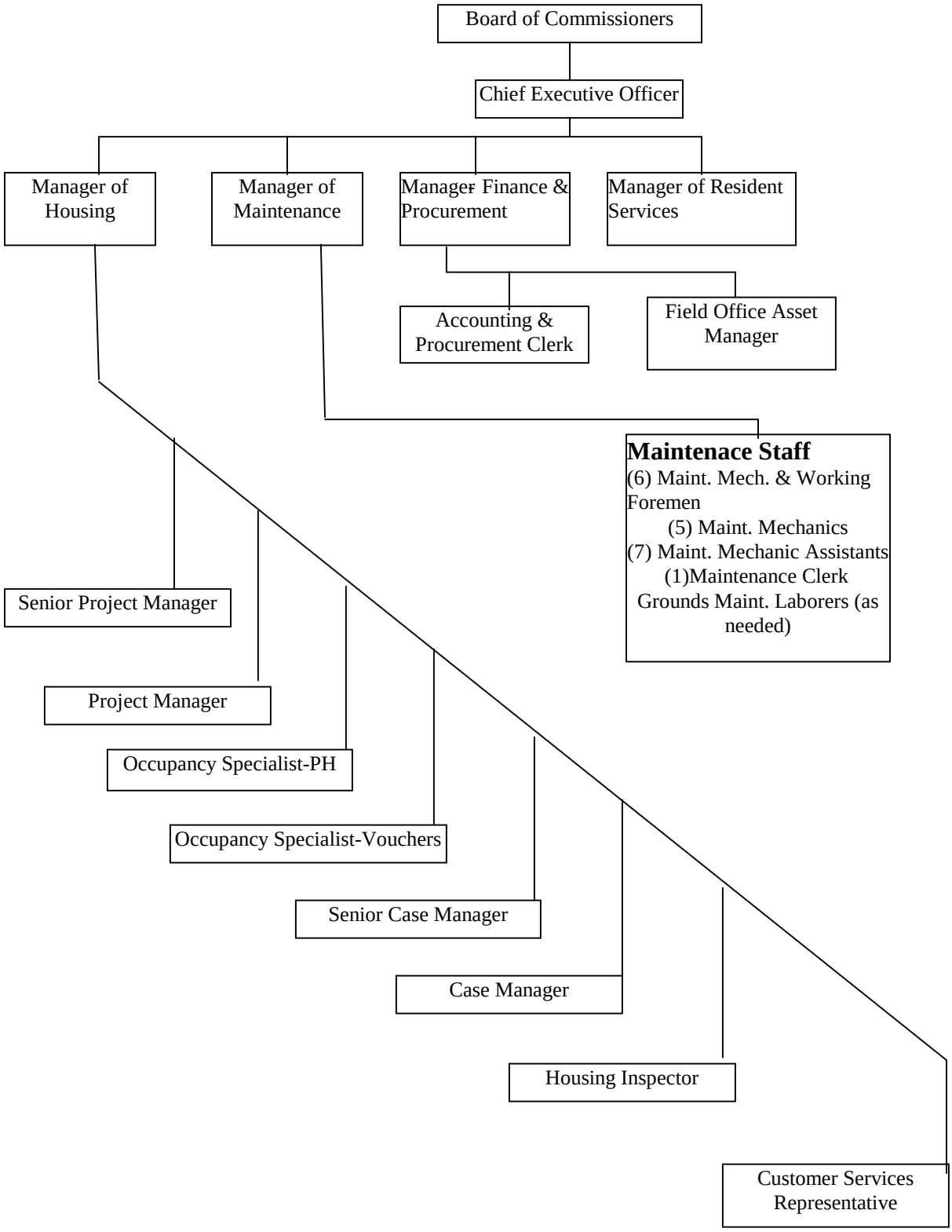
(1) A change to a development account number on the capital fund program in excess of the greater of 10% of the total grant amount or $100,000.

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

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

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

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: GA06P06250106 Replacement Housing Factor Grant No:	2006

☒**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	70,000			
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	99,875			
10	1460 Dwelling Structures	699,141			
11	1465.1 Dwelling Equipment—Nonexpendable	30,140			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
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)	967,716			

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: GA06P06250106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2006

☒ **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	$40,000			
25	Amount of Line 21 Related to Security – Hard Costs	-0-			
26	Amount of line 21 Related to Energy Conservation Measures	$101,640			

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 Capital Fund Program Grant No: GA06P06250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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		40,000				
HA Wide	Youth Programs-Boys & Girls Club	1408		30,000				
GA62-8 Bailey Apartments	Upgrade Septic System	1450	10 (10%)	1,000				
GA62-9 Webster Homes	Upgrade Septic System Security Fencing	1450 1450	12 12	55,000 28,875				
GA62-13 Hawkins-Dykes Apartments	New Ext. steel doors w/ Security Screen doors	1460	47	65,800				
GA62-15 Barlow Apartments	New Ext. doors w/ Security Screen doors Replacement Windows w/security screens	1460 1460	40 40	56,000 72,000				
GA62-19 Windsor Hills Subdivision	New Dual-Fuel Heat Pumps Renovation of Kitchen Electrical Upgrades Electric Water Heaters Repairs to Front Porches Foundation Vents & crawl space repairs New Ext. windows w/security screens Landscaping to divert storm water New Ranges & Refrigerators	1460 1460 1460 1460 1460 1460 1460 1450 1465 .1	44 44 44 44 44 44 44 20 44	140,800 110,000 33,000 11,000 122,105 22,000 66,436 15,000 30,140				

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** Capital Fund Program No: GA06P06250106 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

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	03/31/2008			09/30/2009			
GA62-8	03/31/2008			09/30/2009			
GA62-9	03/31/2008			09/30/2009			
GA62-13	03/31/2008			09/30/2009			
GA62-15	03/31/2008			09/30/2009			
GA62-16	03/31/2008			09/30/2009			
GA62-19	03/31/2008			09/30/2009			

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** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
HA Wide	See Annual Statement	74,716	74,716	74,716	74,716
GA 62-2 Northside			200,000	480,000	339,000
GA 62-3 Northside				390,000	
GA62-4 Roosevelt					52,000
GA 62-5 Carver					52,000
GA 62-7 Graham					89,600
GA 62-8 Bailey					64,000
GA 62-9 Webster					76,800
GA 62-11 Hawkins		100,000			
GA 62-12 Northside					
GA 62-13 Hawkins		366,000			
GA 62-15 L. Barlow			513,400	23,000	
GA 62-17 JB/Lake		370,000	20,000		
GA 62-19 Windsor					
GA62-16 236 Hsg.		57,000			
GA 62-6 Dura					76,800
GA 62-10 Sumter			159,600		142,800
CFP Funds Listed for 5-year planning		967,716	967,716	967,716	967,716
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___ FFY Grant: 2007 PHA FY: 2008			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	HA Wide	Management Imp./Fees & Costs	$74,716	HA Wide	Management Imp/Fees & Costs	$74,716
Annual	GA62-13 Hawkins-Dykes	Remodel Bathrooms New Interior doors and hardware	166,000 200,000	GA62-17 Jan Bryant/ Lakeview Court	Community Room Modernization	20,000
Statement	GA62-16 FHA 235 Housing	New Ext. Siding, soffit, fascia, window trim, and New crawl space access Building Drives	22,000 35,000	GA62-10 Sumter Homes	New Heat Pumps Electrical upgrades Convert Gas cooking & water heating to Elect. Ranges & Refrigerators	84,000 28,000 28,000 19,600
	GA62-17 Jan Bryant/Lakeview GA62-11 Hawkins-Dykes Apt	Ext. Doors & Security Screen Doors Ext. Windows w/ security screens Rebuilding of Parking Bays	160,000 210,000 100,000	GA62-15 Leila Barlow GA62-2 Northside Homes	Renov. Bathrooms New Int. Doors & Hdw. Roofing, soffit, & fascia Rebuilding Parking Bays Roofing	144,000 172,000 116,000 81,400 200,000
Total CFP Estimated Cost			$967,716			$967,716

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__4__ FFY Grant: 2009 PHA FY: 2010			Activities for Year: _5__ FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA Wide	Management Improvements – Fees & Costs	$74,716	HA Wide	Management Improvements – Fees & Costs	$74,716
GA 62-2 Northside Homes	Remodel Kitchens Upgrade Electrical Ranges & Refrigerators	310,000 100,000 70,000	GA62-4 Roosevelt Apts. GA62-5 Carver Apts	Kitchens, Electrical, Ranges, Refrig, Heat Pumps, Windows, Doors Kitchens, Electrical, Ranges, Refrig, Heat Pumps, Windows, Doors	52,000 52,000
GA62-3 Northside Homes GA62-13 Hawkins-Dykes	Remodel Kitchens Upgrade Electrical Ranges & Refrigerators New Heat pumps Security Fencing	155,000 50,000 35,000 150,000 23,000	GA62-10 Sumter Homes GA62-6 Dura Apts GA62-7 Graham Apts GA62-8 Bailey Apts GA62-9 Webster Apartments GA62-2 Northside Homes	Remodel Kitchens Roofing, soffit, fascia Kitchens, Windows, Doors, Ranges, Refrig. Kitchens, Windows, Doors, Ranges, Refrig Kitchens, Windows, Doors, Ranges, Refrig Kitchens, Windows, Doors, Ranges, Refrig Remodel Bathrooms	86,800 56,000 76,800 89,600 64,000 76,800 339,000
Total CFP Estimated Cost		$967,716			$967,716

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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 Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 3/31/2006** ☐ **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	85,591	40,825	19,474
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	68,560	84,000	64,274	33,574
8	1440 Site Acquisition				
9	1450 Site Improvement	256,144	74,107	-0-	-0-
10	1460 Dwelling Structures	537,000	653,735	619,735	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	70,000	137,000	-0-	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,000	39,522	39,522	39,522
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)	1,073,955	1,073,955	764,356	92,570
22	Amount of line 21 Related to LBP Activities	-0-	-0-	-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-	-0-	-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	$38,000	40,000	15,234	15,235

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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 Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 3/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs	-0-	-0-	-0-	-0-
26	Amount of line 21 Related to Energy Conservation Measures	$157,000	98,060	98,060	-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** Capital Fund Program Grant No: GA06P06250105 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	40,000	36,774	29,274	Est 6/30/07
Fees & Cost	Clerk of the Works-Contracted	1430		19,000	19,000	2,500	2,500	Est 12/31/06
HA Wide	Security	1408		38,000	40,000	15,234	15,234	Est 12/31/06
HA Wide	Youth Programs-Boys & Girls Club	1408		30,000	30,000	10,000	2,500	Est 12/31/06
GA62-8 Bailey Apartments	Upgrade Septic System A&E Services	1450 1430	10(90%) 10 (100%)	131,000 -0-	74,107 12,500	-0- 12,500	-0- 900	Est 6/30/07 Est 6/30/07
GA62-9 Webster Homes	Upgrade Septic System A&E Services	1450 1430	12 12 (100%)	125,144 -0-	-0- 12,500	-0- 12,500	-0- 900	Est 6/30/07 Est 6/30/07
GA62-13 Hawkins-Dykes Apartments	Complete Kitchen Renovation Electrical Upgrades Ranges & Refrigerators	1460 1460 1465 .1	13 13 50	95,000 35,000 17,500	39,005 12,050 34,250	39,005 12,050 -0-	-0- -0- -0-	Est 12/31/06 Est 12/31/06 Est 12/31/06
GA62-15 Barlow Apartments	Complete Kitchen Renovation Electrical Upgrades Ranges & Refrigerators	1460 1460 1465 .1	40 40 40	76,000 28,000 14,000	122,400 40,080 27,400	122,400 40,080 -0-	-0- -0- -0-	Est 12/31/06 Est 12/31/06 Est 12/31/06
GA62-16 236 Housing	Complete Kitchen Renovation Electrical Upgrades Ranges & Refrigerators	1460 1460 1465 .1	10 10 10	19,000 24,000 3,500	25,000 9,000 6,850	-0- -0- -0-	-0- -0- -0-	Est 12/31/06 Est 12/31/06 Est 12/31/06
GA62-17 Bryant/Lakeview	Complete Kitchen Renovation Electrical Upgrades Ranges & Refrigerators	1460 1460 1465 .1	100 100 100	190,000 70,000 35,000	306,000 100,200 68,500	306,000 100,200 -0-	-0- -0- -0-	Est 12/31/06 Est 12/31/06 Est 12/31/06
HA Wide	Computer System Upgrades Housing Software Updates	1475 1408	18	40,000 34,251	39,522 15,591	39,522 15,591	39,522 1,740	Completed Est. 6/30/06

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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** Capital Fund Program No: GA06P06250105 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			

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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 Replacement Housing Factor Grant No:	2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 2)
☒ **Performance and Evaluation Report for Period Ending: 03/31/2006** ☐ **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	68,000	68,000
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,517	92,270	92,270	90,226
8	1440 Site Acquisition				
9	1450 Site Improvement	201,194	9,495	9,495	9,495
10	1460 Dwelling Structures	635,100	763,167	763,167	462,236
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	-0-	61,879	61,879	61,879
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	994,811	691,836
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	38,000	38,000	38,000	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** Capital Fund Program Grant No: GA06P06250104 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		17,695	19,448	19,448	19,073	98% Comp.
Fees & Cost	Clerk of the Works-Contracted	1430		19,000	19,000	19,000	19,000	Completed
HA Wide	Security	1408		38,000	38,000	38,000	38,000	Completed
HA Wide	Youth Programs-Boys & Girls Club	1408		30,000	30,000	30,000	30,000	Completed
GA62-1 Sumter Homes	A&E Fees (Demo)	1430	50	39,032	39,032	39,032	39,032	Completed.
	HOPE VI Consultant	1430		7,822	7,822	7,822	6,153	Completed
	Grading & Seeding	1450		-0-	-0-			
	Demolition not covered by HOPE VI	1485		-0-	61,879	61,879	61,879	Completed
GA62-3 Northside Homes	Replace decking & Reroofing	1460	50	140,500	134,880	134,880	134,880	Completed
	Parking/Sidewalk repair & resurfacing	1450	60%	26,000	4,748	4,748	4,748	Completed
GA62-10 Sumter Homes	A&E Fees (Demo)	1430	12	6,968	6,968	6,968	6,968	Completed
	Grading & Seeding	1450		-0-	-0-			
	Demolition not covered by HOPE VI	1485		-0-	-0-			
GA62-17 Jan Bryant/Lakeview	Reroofing	1460	100	203,000	194,880	194,880	194,880	Completed
GA62-19 Windsor Hills Sub	Replacement decking and Reroofing	1460	44	125,000	120,713	120,713	120,713	Completed
GA62-13 Hawkins-Dykes	Reroofing	1460	50	105,000	100,800	100,800	11,763	Completed
	Parking/Sidewalk repair & resurfacing	1450	70%	36,000	-0-	-0-	-0-	
	Kitchen Renovations	1460	37	-0-	114,700	114,700	-0-	Est. 9/30/06
	Electrical Upgrade	1460	37	-0-	37,364	37,364	-0-	Est. 9/30/06
GA62-8 Bailey Apartments	Reroofing & Decking Repairs	1460	10	28,000	26,880	26,880	-0-	Completed
	Parking/Sidewalk repair & resurfacing	1450	80%	12,500	-0-	-0-	-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** Capital Fund Program Grant No: GA06P06250104 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	
GA62-9 Webster Apartments	Reroofing & Decking Repairs Parking/Sidewalk repair & resurfacing	1460 1450	12 90%	33,600 16,000	32,950 -0-	32,950 -0-	-0- -0-	Completed
GA62-2 Northside Homes	Parking/Sidewalk repair & resurfacing	1450	75%	59,694	4,747	4,747-	4,747	Completed
GA62-5 Carver Apartments	Parking/Sidewalk repair & resurfacing	1450	90%	14,000	-0-	-0-	-0-	
GA62-15 Leila Barlow Apts.	Parking/Sidewalk repair & resurfacing	1450	50%	18,000	-0-	-0-	-0-	
GA62-6 Dura Apts	Parking/Sidewalk repair & resurfacing	1450	80%	13,000	-0-	-0-	-0-	
GA62-7 Graham Apts.	Parking/Sidewalk repair & resurfacing	1450	30%	6,000	-0-	-0-	-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 III: Implementation Schedule

PHA Name: Housing Authority of the City of Americus	**Grant Type and Number** Capital Fund Program No: GA06P06250104 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 5:30 p.m. on February 9, 2006, at the main office of the Housing Authority. Ten of the fourteen 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 previous years, to discuss the boards' recommendations for the Year 2006 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 & 2005 plan and the progress being made.

Mr. Anderson advised the members of the staff proposed work items for 2006-2010 by year. Mr. Anderson then requested any comments about the items from the members.

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 articles 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 13, 2006, at 5:00 p.m. The hearing was conducted by Chairman Krenson. 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:
Vanessa Hubbard, Cleveland Twiggs, Brenda Harvey, Essie Harris, Patricia Tookes, Anitra Thomas, Doris Jackson, Cassandra Brown, Tamika Smith, Anita Miles, and Barbara Carson

Representing Section 8 residents:
Delisa Bowen, Bellzorie Kleckley, and Alma Cooper

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 pets 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 security deposit is required to have pets. In an elderly development the additional security deposit is the higher of $100 or the families total tenant payment. In a general occupancy development the additional security deposit is $200.

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 completed as of 11/2005 and in the process of rent-up. 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. Our 2005 PHAs score has not yet been release by HUD. We have obtained a score of 96, high performer status, on SEMAP for fiscal year 2005. 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 two 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 2005. The most common complaints were noise related, parking areas, playgrounds, broken glass, and trash. 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. Since the survey was completed we have resurfaced most of the parking areas. 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 if 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.

Communications

While reviewing the survey results it was noted that most of the concern was from communications from maintenance. The Housing Authority utilizes various means of communication efforts with our residents. We use our newletter and individual letters to announce inspection times and general preventative maintenance schedules. However we are learning that most residents fail to review the newsletter or individual letters. We will continue to make every effort to better communicate with residents.

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.