

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

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# **Housing Authority of Savannah**

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of Savannah      **PHA Number:** GA002

**PHA Fiscal Year Beginning:** 04/01/2007

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**       **Public Housing Only**  
 Number of public housing units: 1749    Number of S8 units:      Number of public housing units:  
 Number of S8 units: 1900

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:**

- 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:

- Main administrative office of the PHA (**200 East Broad Street, Savannah, GA**)
- PHA development management offices (**all management offices**)
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (**www.savannahpha.com**)
- Other (list below)  
**HAS Neighborhood Resource Center (1407 Wheaton Street, Savannah, GA)**

PHA Plan Supporting Documents are available for inspection at:

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:  
*Apply for any additional vouchers should they become available through 03/31/2009.*
- Reduce public housing vacancies:  
*Maintain public housing vacancy rate to 3% through 03/31/2009.*
- Leverage private or other public funds to create additional housing opportunities:  
*Leverage private and other public funds for the re-development of Fellwood Homes and Fellwood Homes Annex by 03/31/2008.*
- Acquire or build units or developments

- Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)  
*Attain Public Housing Assessment System score of 90% (“high performer”) by 03/31/2005 and maintain score through 03/31/2009.*
  - Improve voucher management: (SEMAP score)  
*Attain Section 8 Management Assessment Program score of 90% (“high performer”) by 03/31/2005 and maintain score through 03/31/2009.*
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:  
*Modernize 700 public housing units through 03/31/2009.*
  - Demolish or dispose of obsolete public housing:  
*Demolish 123 buildings (607 units) located in Fellwood Homes, Fellwood Homes Annex, Francis Bartow Place and Marcus Stubbs Towers.*
  - Provide replacement public housing:  
*Construct 200 units of replacement housing consisting of single and multifamily units.*
  - Provide replacement vouchers:  
*Provide replacement vouchers for demolition of Fellwood Homes, Fellwood Homes Annex.*
  - Other: (list below)
- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:  
*Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Housing Choice Voucher Program.*
  - Conduct outreach efforts to potential voucher landlords:

*Provide program information through outreach efforts to 50 potential landlords annually; bringing 10% of those on as new landlords under the Housing Choice Voucher Program.*

- Increase voucher payment standards
- Implement voucher homeownership program:  
*Maintain voucher homeownership program through 03/31/2009.*
- Implement public housing or other homeownership programs:  
*Implement Freddie Mac Lease Purchase Plus Program in Savannah and Chatham County in order to help low-income individuals or families, who otherwise might be unable to qualify for standard mortgage programs because of less than satisfactory credit histories and/or lack of savings, be able to lease and eventually purchase their own home.*
- Implement public housing site-based waiting lists:  
*Maintain site-based waiting lists for all public housing neighborhoods.*
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:  
*Increase the number of working families from 49% to 65% by 03/31/2009.*
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:  
*Continue collaborative relationship with the Savannah Chatham Metropolitan Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.*
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
*Once constructed, "The Veranda" has been designated as an elderly development.*

- Other: (list below)  
*Provide drug, alcohol, and/or crisis intervention counseling and prevention programs to 400 public housing families annually.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:  
*Increase the percentage of families with employed family members from 49% to 65% by 03/31/2009.*
  - Provide or attract supportive services to improve assistance recipients' employability:  
*Construct day care facility for residents' children, to be located in close proximity to the Neighborhood Resource Center which provides job skills and self sufficiency training for residents, by 03/31/2008.*  
  
*Maintain Memorandum of Understanding with Chatham County Department of Family and Children Services.*  
  
*Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
*Maintain contract for Senior Companion Program with Senior Citizens, Inc. through 03/31/2009.*  
  
*Maintain contract with the Economic Opportunity Authority for Retired Services Volunteer Program (RSVP) for homebound families through 03/31/2009.*  
  
*Maintain contract with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. through 03/31/2009.*
- Other: (list below)  
*Maintain the number of active participants in the Section 8 Family Self-Sufficiency Program 205, less the number of graduates, annually through 03/31/2009.*

*Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 03/31/2009.*

*Develop and implement a Family Self-Sufficiency Program for public housing by 03/31/2007.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:  
*Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.*
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:  
*Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.*
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:  
*Maintain the number of handicapped units at 5% and the number of hearing-impaired units at 2%.*
  - Other: (list below)

**Attachment "L" outlines the progress HAS made in the previous fiscal year in meeting the above 5-Year Plan goals.**

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**  
 **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**The Housing Authority of Savannah's Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the Authority for Fiscal Year 2007 (April 1, 2007 – March 31, 2008). The plan was developed in compliance with related regulations and in consultation with the Resident Advisory Board comprised of public housing residents and Housing Choice Voucher Program representatives.**

**In Fiscal Year 2007, the Housing Authority of Savannah will continue to utilize current programs and resources to improve the quality of life of its residents, as well as implement new programs and services to address specific needs presented by the Resident Advisory Board.**

**The Housing Authority has continued to focus its efforts and resources on improving the quality of its housing stock, not only increasing the pride of existing residents, but also increasing the marketability of units to higher income residents. In addition to improving the condition and availability of housing, the Housing Authority of Savannah continues to provide services to enable residents to improve their quality of life.**

**The HOPE VI Revitalization Grant for Garden Homes Estate and Garden Homes Annex, which was awarded by HUD in 2001, is enabling the Housing Authority to revitalize an entire community, providing residents the opportunity to achieve economic self-sufficiency and to become first time homebuyers. The first (rental) phase of Ashley Midtown has been completed and is leasing at near full capacity. The new development has greatly impacted this community and as construction of the other four phases of Ashley Midtown advances, the Housing Authority's vision of a successful mixed-income neighborhood will continue to be realized.**

**The Neighborhood Resource Center, which opened in November 2003, continues to operate with the addition of new agencies that serve Housing Authority residents and the low income community. The building houses the Public Housing Drug**

**Elimination Program, Resident Services Section, the HOPE VI Program, and Job Training Unlimited and Senior Citizens, Inc.'s Meals on Wheels kitchen that serves the whole community. The Housing Authority of Savannah is proud of this state of the art facility, which provides our residents with a place to receive training and work together toward self-sufficiency.**

**In 2007, the Authority will begin the mixed finance redevelopment of its oldest public housing community Fellwood Homes and Fellwood Homes Annex. This revitalization is a key component of a community wide initiative known as the West Savannah Revitalization Plan and will bring community growth and economic vitality to this area of Savannah.**

**By working with our residents and implementing the results of the HUD Resident Customer Satisfaction Survey, the Housing Authority will work to improve services to residents and continue to provide safe, affordable housing to those in need.**

### **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:

- |          |                                     |   |
|----------|-------------------------------------|---|
| <b>A</b> | <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration   |
| <b>B</b> | <input checked="" type="checkbox"/> | FY 2007 Capital Fund Program Annual Statement   |
| <b>C</b> | <input checked="" type="checkbox"/> | FY 2006 Capital Fund Program 5-Year Action Plan   |
| <b>D</b> | <input checked="" type="checkbox"/> | Program and Evaluation Reports 2002-2006  |
|          | <input type="checkbox"/>            | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |
| <b>E</b> | <input checked="" type="checkbox"/> | List of Resident Advisory Board Members   |
| <b>F</b> | <input checked="" type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)   |

- H**  Community Service Description of Implementation
- I**  Information on Pet Policy
- J**  Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- K**  PHA Management Organizational Chart
- Other (List below, providing each attachment name)
- L** Statement of Progress in Meeting 5-Year Goals and Objectives
- M** Deconcentration and Income Mixing Questions
- N** Definition of Substantial Deviation and Significant Amendment
- O** Assessment of Demographic Changes in Public Housing Developments with Site-Based Waiting Lists
- P** Section 8 PHA Project Based Vouchers 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>N/A</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>N/A</b>	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
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	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
<b>N/A</b>	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
<b>N/A</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	7664	5	5	4	3	3	5
Income >30% but <=50% of AMI	4105	4	5	4	3	3	5
Income >50% but <80% of AMI	4793	4	4	4	2	3	4
Elderly	4312	3	4	2	2	2	2
Families with Disabilities	9211	5	5	3	5	2	2
Black (all incomes)	9670	4	4	4	2	3	4
White (all incomes)	7962	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2003-2007**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")  
dataset **2002 Projections**
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	855		1104
Extremely low income ( $\leq 30\%$ AMI)	805	94%	
Very low income ( $>30\%$ but $\leq 50\%$ AMI)	40	5%	
Low income ( $>50\%$ but $<80\%$ AMI)	10	1%	
Families with children	498	58.3%	
Elderly families	43	5.1%	
Families with Disabilities	143	16.8%	
Black	799	93.5%	
White	56	6.5%	
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	357	41.8%	
2 BR	340	39.8%	
3 BR	136	15.9%	
4 BR	20	2.4%	

Housing Needs of Families on the Waiting List			
5 BR	2	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1126		
Extremely low income (<=30% AMI)	886	79%	
Very low income (>30% but <=50% AMI)	192	17%	
Low income (>50% but <80% AMI)	41	4%	
Families with children	774	69%	
Elderly families	44	4%	
Families with Disabilities	84	7%	
Black	1092	97%	
White	32	2.8%	
Other	2	0.2%	

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

### **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)  
**Implement marketing program to attract residents to elderly units.**

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. <b>Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	5,892,624	
b) Public Housing Capital Fund	3,463,736	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,421,368	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
g) Resident Opportunity and Self-Sufficiency Grants	68,640	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI Revitalization #100	2,500,000	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>		
Dwelling Rents	1,650,000	Operations
Excess Utilities		Operations
Maintenance Charges & Other	200,000	Operations
<b>4. Other Income (list below)</b>		
Non-Dwelling Rentals	147,312	Operations
Investment, Public Housing	278,000	Operations
Investment, Section 8	360,000	Operations
<b>5. Non-federal sources (list below)</b>		
Region Board	5,500	
Abstinence Grant	3,000	
<b>Total resources</b>	<b>25,990,180</b>	

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

[24 CFR Part 903.7 9 (c)]

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

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

##### **(1) Eligibility**

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

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

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

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

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

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

**Local Law Enforcement Agency (Savannah Chatham Police Department) accesses criminal background information statewide.**

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

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

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

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **9**

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **3**
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)
- Housing Authority of Savannah  
Leasing and Occupancy Office  
555 West Bay Street  
Savannah, Georgia**

**(3) Assignment**

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

**(4) Admissions Preferences**

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

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

c. Preferences

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

**Preference given to natural disaster victims.**

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

**1** Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

### **(5) Occupancy**

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

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

**Presentations at various community agencies that provide services to low-income families. Residents can obtain information from their neighborhood Housing Managers.**

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

### **6) Deconcentration and Income Mixing** (N/A – see attachment “M”)

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

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

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

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)  
*(Excerpt from HAS Housing Choice Voucher Program Administrative Plan)*  
**[Applicants will not be admitted to the Housing Choice Voucher Program if any family member has] “committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last three years prior to final eligibility determination for the first offense.”**

Other (list below)

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

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  
**Savannah Chatham County Metropolitan Police Department accesses statewide information.**

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)  
*(Excerpt from the HAS Housing Choice Voucher Program Administrative Plan)*  
**“HAS will provide the following information about a program applicant and/or participant...Current address as well as current landlord information; names, ages and relationship of household members; former address as well as former landlord information...”**

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)  
**Housing Authority of Savannah**  
**Leasing and Occupancy Office**  
**555 West Bay Street**  
**Savannah, Georgia**

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

*(Excerpt from the HAS Housing Choice Voucher Program Administrative Plan)*

**“Extensions will be granted only if the family provides a written documented record to HAS indicating property owners contacted, units visited and the reasons why these units were unacceptable. Two extensions of thirty days each may be granted. HAS will extend the voucher term up to 180 days from the beginning of the initial term if the family needs and makes a written request for an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability, provided that such request is made prior to the expiration of the initial term of the voucher.”**

**(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**)

**Preference given to natural disaster victims and applicants who pay more than 50% of their income towards rent and utilities.**  
*(Excerpt from the HAS Housing Choice Voucher Program Administrative Plan)*

**“Applicants that certify that they pay more than 50% of their income towards rent and utilities will be ranked in order of lottery number before those applicants who do not claim a preference.”**

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

**3** Date and Time  
Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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

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

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

- Through published notices
- Other (list below)

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

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

[24 CFR Part 903.7 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?

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

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
  
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
  - For the earned income of a previously unemployed household member
  - For increases in earned income
  - Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
  - Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
  - For household heads
  - For other family members
  - For transportation expenses
  - For the non-reimbursed medical expenses of non-disabled or non-elderly families
  - Other (describe below)
  
- e. Ceiling rents
  1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
    - Yes for all developments
    - Yes but only for some developments
    - No
  
  2. For which kinds of developments are ceiling rents in place? (select all that apply)
    - For all developments
    - For all general occupancy developments (not elderly or disabled or elderly only)
    - For specified general occupancy developments
    - For certain parts of developments; e.g., the high-rise portion
    - For certain size units; e.g., larger bedroom sizes
    - Other (list below)
  
  3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
    - Market comparability study
    - Fair market rents (FMR)
    - 95<sup>th</sup> percentile rents
    - 75 percent of operating costs
    - 100 percent of operating costs for general occupancy (family) developments
    - Operating costs plus debt service

- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

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

**(2) Flat Rents**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

***(Excerpt from the HAS Housing Choice Voucher Program Administrative Plan)***  
**“HAS will review the appropriateness of the payment standard annually when the new FMR is published. In determining whether a change is needed, HAS will consider all available resources....to assure maximum housing choice for program applicants and participants.”**

## **(2) Minimum Rent**

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

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

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

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(See Attachment "K")**
- 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	1698	336
Section 8 Vouchers	1334	206
Section 8 Certificates		
Section 8 Mod Rehab Chatham Apartments: Single Room	176	42
Occupancy:	35	14
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Shelter Plus Care:	72	10
Family Unification:	24	2
Public Housing Drug Elimination Program (PHDEP)	1737	NA
Other Federal Programs(list individually)	NA	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)

(2) Section 8 Management: (list below)

**ADMISSION AND CONTINUED OCCUPANCY POLICY (ACOP).** Included in this policy are the Housing Authority's Transfer Policy, Tenant Grievance Policy, Rent Collection Policy, and Pet Policy. *Last amended ACOP adopted by the Board of Commissioners 09/06/2006.*

**HOUSING AUTHORITY OF SAVANNAH PERSONNEL POLICY.** The Housing Authority Computer Network and Internet Policy, Drug-Free Workplace Policy, Health Insurance Portability And Accountability Act (HIPAA) Privacy Policy, Sexual Harassment Policy and Facilities Management Uniform Guidelines are incorporated into this document. *Adopted by the Board of Commissioners 10/19/2005; Computer Network and Internet Policy adopted 05/02/2001; Drug-Free Workplace Policy adopted 04/05/2000; HIPAA Privacy Policy adopted 09/10/2003; Sexual Harassment Policy adopted 04/13/1988.*

**HOUSING AUTHORITY OF SAVANNAH PROCUREMENT POLICY.** *Adopted by the Board of Commissioners 09/10/2001.*

**HOUSING AUTHORITY OF SAVANNAH CAPITALIZATION POLICY.** *Adopted by the Board of Commissioners 09/10/2003.*

**HOUSING AUTHORITY OF SAVANNAH EMINENT DOMAIN POLICY.** *Adopted by the Board of Commissioners 09/10/2001.*

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

**HOUSING CHOICE VOUCHER (SECTION 8) ADMINISTRATIVE PLAN.** The Housing Authority Section 8 Project Based Assistance Plan and Section 8 Homeownership Plan are incorporated into this document. *Last amended plan adopted by the Board of Commissioners 12/20/2006.*

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

**INVESTMENT AND BANKING POLICY.** *Adopted by the Board of Commissioners 11/09/1994.*

**PAY PLAN REGULATIONS.** *Adopted by the Board of Commissioners 03/03/1999.*

**RISK CONTROL POLICY.** *Adopted by the Board of Commissioners 12/15/1993.*

**NO LOITERING POLICY.** *Adopted by the Board of Commissioners 02/15/1989.*

**RESIDENT INITIATIVES POLICY.** *Adopted by the Board of Commissioners 02/26/1992.*

**REPAYMENT POLICY.** *Adopted by the Board of Commissioners 05/16/1990.*

**SHELTER PLUS CARE POLICIES AND PROCEDURES MANUAL.** *Amended manual adopted by the Board of Commissioners 03/02/2005.*

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

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

## **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) **Attachment "B"**

-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) **Attachment "C"**

-or-

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

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

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

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

1. Development name: **Garden Homes Estate & Garden Homes Annex**

2. Development (project) number: **GA-06-URD-002-I100**  
**GA002003, GA002006**

3. Status of grant: (select the statement that best describes the current status)

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

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

- 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:
- Fellwood Homes and Fellwood Homes Annex**

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Marcus Stubbs Towers</b>
1b. Development (project) number:	<b>GA002012A</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>04/18/2003</b>
5. Number of units affected:	<b>210</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>July 2007</b> b. Projected end date of activity: <b>December 2007</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Fellwood Homes (demolished)</b>
1b. Development (project) number:	<b>GA002001</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>Spring 2007</b>
5. Number of units affected:	<b>0</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development ( <b>vacant land</b> )
7. Timeline for activity:	a. Actual or projected start date of activity: <b>pending HUD approval</b> b. Projected end date of activity: <b>pending HUD approval</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Fellwood Homes Annex (demolished)</b>
1b. Development (project) number:	<b>GA002005</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>Spring 2007</b>
5. Number of units affected:	<b>0</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development ( <b>vacant land</b> )
7. Timeline for activity:	a. Actual or projected start date of activity: <b>pending HUD approval</b> b. Projected end date of activity: <b>pending HUD approval</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>1.10 Acre of land in Fellwood Homes (Transfer of ownership to the City of Savannah is planned.)</b>
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>01/27/2006</b>
5. Number of units affected:	<b>0</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>pending HUD approval</b> b. Projected end date of activity: <b>pending HUD approval</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Francis Bartow Place (demolished)</b>
1b. Development (project) number:	<b>GA002009</b>
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>07/19/2006</b>
5. Number of units affected:	<b>0</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development ( <b>development demolished - vacant land</b> )
7. Timeline for activity:	a. Actual or projected start date of activity: <b>pending HUD approval</b> b. Projected end date of activity: <b>pending HUD approval</b>

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

[24 CFR Part 903.7 9 (i)]

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

**The Housing Authority of Savannah maintains one high-rise building designated for occupancy by the elderly and/or handicapped. Horace Stillwell Towers has 209 apartments available for occupancy. In addition to the aforementioned units, the Authority maintains forty (40) studio and one-bedroom units in Simon Frazier Homes that are designated for occupancy by the elderly and handicapped. No additional designations will be made in the upcoming fiscal year.**

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

## 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

### A. Public Housing

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

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

#### 2. Activity Description

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

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

## B. Section 8 Tenant Based Assistance

1.  Yes  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:

*(Excerpt from the HAS Housing Choice Voucher Administrative Plan)*

**“The following criteria shall be established to determine eligibility for participation in the Housing Choice Voucher Homeownership Program:**

- 1. The head of the household or spouse must have maintained full time employment continuously for a minimum of one year or be an elderly or disabled family.**
- 2. Total annual household income must exceed \$10,300 per year and cannot be derived from any form of welfare unless it is an elderly or disabled household.**
- 3. No family member can have any ownership interest in any real property.**
- 4. No family household member may receive any rental income during any period of homeownership assistance.**

5. No family member may have a history of any default on a mortgage or other purchase instrument for the past three years prior to receiving assistance under the homeownership program.
6. All household members age 18 and older must satisfactorily complete a homeownership counseling and education program prior to approval for participation in the homeowner program.
7. The family must be a first time homebuyer. No individual household member may have held title to any property for a period of three years prior to participation in the program.
8. An existing Section 8 rental voucher participant cannot convert the rental voucher to a homeowner voucher until such time that the lease expires on the rental unit and all program and family obligations have been met.
9. The family must be a participant in the Family Self-Sufficiency program administered by HAS or another similar self-sufficiency program and have satisfactorily met all program goals and objectives, or develop and successfully complete a homeownership plan for a minimum of six months.”

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

[24 CFR Part 903.7 9 (1)]

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

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

1. Cooperative agreements:

- Yes  No: Has the PHA 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? **10/01/1999**

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. )

<b>Services and Programs</b>				
<b>Program Name &amp; Description</b> (including location, if appropriate)	<b>Estimated Size</b>	<b>Allocation Method</b> (waiting list/random selection/specific criteria/other)	<b>Access</b> (development office / PHA main office / other provider name)	<b>Eligibility</b> (public housing or Section 8 participants or both)
<b>Resident Services Program</b> This program works collaboratively with various agencies, organizations and businesses to determine how programs and services can be made available to residents.	Available to all residents	N/A	Neighborhood Resource Center and Housing Authority Central Office	Public housing
<b>Public Housing Drug Elimination Program (PHDEP)</b> Resident Consultants from each neighborhood deliver prevention programs and activities to residents of public housing through the Prevention Resource Centers, police mini-stations, and recreation centers.	Available to all residents	N/A	Neighborhood Resource Center, 514-A W. Gwinnett Street, all management offices	Public housing
<b>Job Training Unlimited</b> In conjunction with the PHDEP program, JTU provides year round part-time jobs to public housing teens.	Available to all teens 14 years and older	Available through PHDEP teen leadership clubs	Neighborhood Resource Center All neighborhood offices	Public housing
<b>Strengthening Families Through Education</b> This program seeks to encourage parents to become more involved in their children's education. Resident Services staff provides transportation to parent/teacher conferences, PTA meetings and to educational workshops.	Available to all parents	N/A	Neighborhood Resource Center	Public Housing
<b>Patterson Terrace Resident Management Corporation (RMC)</b> Patterson Terrace RMC is a business venture managed by residents of Patterson Terrace. The corporation is in the process of negotiating a contract with the Housing Authority to screen new applicants for admissions and to manufacture window screens for replacement. The corporation will recruit, hire and train resident employees to carry out the responsibilities for the venture. Successful applicants will be compensated by the RMC.	Undetermined	Available to all residents with first priority given to Patterson Terrace residents. Trained residents and best qualified are selected.	Pickens Patterson Terrace 300 Lewis Drive	Public housing

<b>Economic Opportunity Authority (EOA) Certified Housing Counselors Program</b> EOA has counselors certified by the National Federation of Housing Counselors to provide counseling services, without cost, to consumers interested in buying a home. The Housing Authority will continue to refer residents to EOA for counseling.	Available to all residents	N/A	618 West Anderson	Public housing and Section 8
<b>Georgia Dept. of Labor One Stop Center</b> This center provides skills assessments on interest and aptitude and determines eligibility and suitability for JTU, Titles IIA, IIC, and III, Welfare-To-Work. This center also provides job assistance services to applicants.	Undetermined	Referrals, walk-ins, first preference to welfare-to-work clients	Housing Authority Central Office, Neighborhood Resource Center, GA Department of Labor	Public housing and Section 8
<b>Chatham County Department of Family and children Services (DFACS)</b> DFACS administers the Temporary Assistance to Needy Families (TANF) program and all related programs and services pursuant to the Welfare Reform Act.	All TANF recipients	Pursuant to MOU	DFCS, Housing Authority Central Office	Public housing and Section 8
<b>Certified Nursing Assistant Program</b> In conjunction with the WIA and Dept. of Labor, the PHDEP coordinates and helps deliver a two-month on-site class program. Successful applicants are certified upon completion of the program.	Maximum of 20 participants per class	Available to all adult residents; waiting list begins after 20 registrations	PHDEP	Public housing and Section 8
<b>EOA Headstart Program</b> Childcare program.	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing
<b>Senior Citizens, Inc.</b> Offers a variety of services to the senior population including various classes, training and support services.	Undetermined	N/A	Neighborhood Resource Center, Stillwell Towers	Public Housing

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of:09/30/06)
Public Housing	0	0
Section 8	179	179

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

If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

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

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

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

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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)

**Records are kept of the number and types of crimes committed in all our neighborhoods. Three different PHDEP studies are conducted, and the data is utilized to assist in implementing actions to improve the safety of our residents.**

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

**All neighborhoods are affected.**

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

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

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

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

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

**All neighborhoods are affected.**

**C. Coordination between PHA and the police**

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

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

**The PHDEP coordinates a monthly crime and safety committee meeting. During the meeting, the “banned” list is discussed and recent crime information and “hot spots” are identified.**

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

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

**D. Additional information as required by PHDEP/PHDEP Plan**

**NOTE: This section is no longer applicable or required.**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. Attachment Filename:

**14. RESERVED PET POLICY**

[24 CFR Part 903.7 9 (n)]

**Pet Policy - Attachment "T"**

**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
  - Comprehensive stock assessment
  - Other: (list below)  
**Development-based management**
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

**In accordance with HUD's final rule 79FR 54983, published on September 19, 2005, the Housing Authority of Savannah will have fully converted all of its public housing stock to asset management in Fiscal Year 2007. The implementation of this change will bring all public housing neighborhoods under project-based budgeting, accounting, operations and management.**

**The Housing Authority's Asset Management Project (AMP) Groupings are listed below:**

**AMP Group 1: Fred Wessels Homes, GA002004  
Robert M. Hitch Village, GA002007**

**AMP Group 2: Herbert Kayton Homes, GA002010  
Simon F. Frazier Homes, GA002011**

**AMP Group 3: Pickens A. Patterson Terrace, GA002016  
Single Family Homes, GA002017**

**AMP Group 4: Horace Stillwell Towers, GA002012B  
AMP Group 5: Edgar C. Blackshear Homes, GA002013  
AMP Group 6: Yamacraw Village, GA002002  
AMP Group 7: Ashley Midtown, GA002020**

## **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) **Attachment "F"**  
 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)  
**The Housing Authority of Savannah developed the 2007 Annual Plan in full cooperation with the Resident Advisory Board. Comments and suggestions were incorporated into the Annual Plan as meetings with the residents were conducted. Minutes of each of these meetings are available in Attachment "E".**

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

#### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)  
**All Commissioners, including Resident Commissioners, are appointed by the Mayor of the City of Savannah.**
- b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

**City of Savannah**

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

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

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

**The Consolidated Plan of the City of Savannah supports this Plan with a variety of goals and objectives related to public housing and the overall housing needs of the jurisdiction. The following are related goals outlined by the City of Savannah:**

**Goal HS1: “A Community in which there are abundant financial resources for the development and retention of affordable housing in good condition for home buyers, existing homeowners, renters/landlords and for persons with special needs.”**

**Goal HS2: “A city in which all housing is in good condition.”**

**Goal HS5: “A community in which all responsible renters, regardless of income level, have access to affordable housing in livable condition.”**

**Goal HS6: “A city in which all elderly residents and disabled residents have access to appropriate housing to meet their individual needs, including supportive housing, assisted housing, personal assistance and housing modifications.”**

**Goal HS9: “A city with public housing neighborhoods free of substandard and inadequate facilities.”**

**The Housing Authority of Savannah is committed to working collaboratively with the City of Savannah and other local agencies to meet the individual objectives supporting these goals.**

#### **D. Other Information Required by HUD**

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

#### **Attachments**

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

# **Attachment “A”**

## **Admissions Policy For Deconcentration**

## **DECONCENTRATION OF POVERTY POLICY**

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

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

*\*From the HAS Admissions and Continued Occupancy Policy*

# **Attachment “B”**

## **FY 2007 Capital Fund Program Annual Statement**

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250107</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2007</b>
--	---	--

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	0.00	0.00	0.00	0.00
2	1406 Operations	692,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	340,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	225,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,050,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	956,736.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	200,000.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,463,736.00</b>	<b>0.00</b>		
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
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	Obligated	Expended	
<b>PHA WIDE All Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	692,000.00				
	Salaries for administration of the Capital Fund Program	1410	All	205,000.00				
	Fringe Benefits for administration of the Capital Fund Program	1410	All	135,000.00				
				<b>1,032,000.00</b>				
<b>AMP Group - 2 Frazier Homes GA06P002011</b>	A&E Fees	1430	236	75,000.00				
	Demo breezeways & add front porches	1460	236	1,050,000.00				
<b>Subtotal</b>				<b>1,125,000.00</b>				
<b>AMP Group - 8 Stubbs Towers GA06P00212A</b>	A&E Fees	1430	210	150,000.00				
	Demolition	1485	210	956,736.00				
<b>Subtotal</b>				<b>1,106,736.00</b>				
Contingency - All 2007 Projects		1502		<b>200,000.00</b>				
<b>Total Program Budget 2007</b>				<b>3,463,736.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250107</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>PHA WIDE (All Neighbor</b>	6/30/2009			6/30/2011				
<b>Frazier Homes GA06P002011</b>	6/30/2009			6/30/2011				
<b>Stubbs Towers GA06P002012A</b>	6/30/2009			6/30/2011				

# **Attachment “C”**

## **FY 2007 Capital Fund Program 5-Year Action Plan**

# Capital Fund Program Five Year Action Plan

## Part I: Summary

PHA Name: <b>HOUSING AUTHORITY OF SAVANNAH</b>		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 <b>2007</b>	Work Statement for Year 2 FFY Grant: <b>2008</b> PHA FY: <b>2009</b>	Work Statement for Year 3 FFY Grant: <b>2009</b> PHA FY: <b>2010</b>	Work Statement for Year 4 FFY Grant: <b>2010</b> PHA FY: <b>2011</b>	Work Statement for Year 5 FFY Grant: <b>2011</b> PHA FY: <b>2012</b>
	Annual Statement				
<b>PHA WIDE</b> <b>All 12</b> <b>Neighborhoods</b>		692,000.00 340,000.00	692,000.00 340,000.00	692,000.00 340,000.00	692,000.00 340,000.00
<b><u>AMP Group - 1</u></b>					
Fred Wessels		325,000.00	53,463.00	485,000.00	49,513.00
Hitch Village		250,000.00	625,300.00	479,263.00	320,000.00
<b><u>AMP Group - 2</u></b>					
Kayton Homes		65,000.00	275,000.00	90,000.00	65,000.00
Frazier Homes		125,000.00	375,000.00	62,500.00	408,500.00
<b><u>AMP Group - 3</u></b>					
Patterson Terrace		248,000.00	150,000.00	150,000.00	0.00
Single Family		226,000.00	57,000.00	285,000.00	264,000.00
<b><u>AMP Group - 4</u></b>					
Stillwell Towers		9,000.00	625,000.00	490,000.00	550,000.00
<b>CFP Funds Listed for 5 - Years Planning</b>					
Replacement Housing Factor Funds					

**Capital Fund Program Five Year Action Plan  
Part I: Summary**

PHA Name: <b>HOUSING AUTHORITY OF SAVANNAH</b>		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 <b>2007</b>	Work Statement for Year 2 FFY Grant: <b>2008</b> PHA FY: <b>2009</b>	Work Statement for Year 3 FFY Grant: <b>2009</b> PHA FY: <b>2010</b>	Work Statement for Year 4 FFY Grant: <b>2010</b> PHA FY: <b>2011</b>	Work Statement for Year 5 FFY Grant: <b>2011</b> PHA FY: <b>2012</b>
<b><u>AMP Group - 5</u></b>	Annual Statement				
Blackshear Homes		390,000.00	210,000.00	115,000.00	140,000.00
<b><u>AMP Group - 6</u></b>					
Yamacraw Village		793,763.00	61,000.00	275,000.00	634,750.00
<b>CFP Funds Listed for 5 - Years Planning</b>		<b>3,463,763.00</b>	<b>3,463,763.00</b>	<b>3,463,763.00</b>	<b>3,463,763.00</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE All 12 Neighborhoods	1406 Operations	692,000.00	<b><u>AMP Group - 4</u></b>		
		Salaries for administration of the Capital Fund Program	205,000.00	Stillwell Towers	HC accessible Community room HC accessible doors to patio	3,500.00 5,500.00
		Fringe Benefits for administration of the Capital Fund Program	135,000.00	<b><u>AMP Group - 5</u></b>		
	<b><u>AMP Group - 1</u></b>			<b><u>AMP Group - 5</u></b>		
	Fred Wessels	Security window screens	325,000.00	<b><u>AMP Group - 6</u></b>		
	Hitch Village	Security window screens	250,000.00	Yamacraw Village	Paint interiors walls & ceilings	793,763.00
	<b><u>AMP Group - 2</u></b>					
	Kayton Homes	Window blinds	65,000.00			
	Frazier Homes	Playground equipment	125,000.00			
	<b><u>AMP Group - 3</u></b>					
Patterson Terrace	Countertops and cabinets	248,000.00				
Single Family	Countertops and cabinets	226,000.00				
<b>CFP Estimated Cost</b>					<b>3,463,763.00</b>	

# Capital Fund Program Five Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 2007	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>PHA WIDE</b> <b>All 12</b> <b>Neighborhoods</b>	<b>1406 Operations</b>  Salaries for administration of the Capital Fund Program   Fringe Benefits for administration of the Capital Fund Program	692,000.00  205,000.00   135,000.00	<u><b>AMP Group - 4</b></u>  Stillwell Towers   <u><b>AMP Group - 5</b></u>  Blackshear Homes	Repair/replace roof (leaks) Glaze and clean windows   Install mini blinds Replace flooring	350,000.00 275,000.00   25,000.00 185,000.00
	<u><b>AMP Group - 1</b></u>			<u><b>AMP Group - 6</b></u>		
	Fred Wessels	Window blinds	53,463.00	Yamacraw Village	Repair damaged sidewalks	45,000.00
	Hitch Village	Window blinds	85,000.00		Replace all clothes lines	16,000.00
		New countertops and cabinets	540,300.00			
	<u><b>AMP Group - 2</b></u>					
	Kayton Homes	New Flooring	275,000.00			
	Frazier Homes	New Flooring	375,000.00			
	<u><b>AMP Group - 3</b></u>					
	Patterson Terrace	Replace floor tiles	150,000.00			
Single Family	Upgrade screen doors	57,000.00				
<b>CFP Estimated Cost</b>			<b>3,463,763.00</b>			

**Capital Fund Program Five Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2007	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations</b>	692,000.00	<b><u>AMP Group - 4</u></b>		
		Salaries for administration of the Capital Fund Program	205,000.00	Stillwell Towers	Repair/replace roof (leaks) Glaze and clean windows Wash and paint exterior	115,000.00 100,000.00 275,000.00
		Fringe Benefits for administration of the Capital Fund Program	135,000.00	<b><u>AMP Group - 5</u></b>		
	<b><u>AMP Group - 1</u></b>			<b><u>AMP Group - 5</u></b>		
	Fred Wessels	Playground equipment	85,000.00	Blackshear Homes	Install fence on Pounder St. Improve insulation	45,000.00 70,000.00
	Hitch Village	Additional parking	400,000.00	<b><u>AMP Group - 6</u></b>		
		Playground equipment	105,000.00	Yamacraw Village	Install floor tile in kitchen and bathroom	275,000.00
		Upgrade plumbing in apartments	374,260.00			
	<b><u>AMP Group - 2</u></b>					
	Kayton Homes	Update playground or recreation area	65,000.00			
		<u>Door bells</u>	25,000.00			
	Frazier Homes	Window blinds	35,000.00			
		Install Additional phone jacks	27,500.00			
	<b><u>AMP Group - 3</u></b>					
Patterson Terrace	Additional playground equipment	150,000.00				
Single Family	Build a playground	240,000.00				
	Improve the lighting	45,000.00				
<b>CFP Estimated Cost</b>					<b>3,463,760.00</b>	

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

Activities for Year 1 2007	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations</b>	692,000.00	<b><u>AMP Group - 4</u></b>		
		Salaries for administration of the Capital Fund Program	205,000.00	Stillwell Towers	Vinyl floor replacement Remove wallpaper & paint lobbies	405,000.00 145,000.00
		Fringe Benefits for administration of the Capital Fund Program	135,000.00	<b><u>AMP Group - 5</u></b>		
	<b><u>AMP Group - 1</u></b>			Blackshear Homes	Upgrade appliances Replace sliding closet doors	65,000.00 75,000.00
	Fred Wessels	Additional parking	49,513.00	<b><u>AMP Group - 6</u></b>		
	Hitch Village	Trim trees	28,000.00	Yamacraw Village	Upgrade kitchens cabinets Upgrade appliances	430,000.00 204,750.00
		Door bells	67,000.00			
		New appliances	225,000.00			
	<b><u>AMP Group - 2</u></b>			<b>Single Family GA06P002017</b>		
	Kayton Homes	Covered picnic pavilion	65,000.00			
	Frazier Homes	New tiles floors Cover gas meters	373,500.00 35,000.00			
	<b><u>AMP Group - 3</u></b>					
	Single Family	Build a community center	225,000.00			
	Upgrade appliances	39,000.00	<b>CFP Estimated Cost</b>			<b>3,463,763.00</b>

# **Attachment ‘D’**

## **Program and Evaluation Reports FY 2002-2006**

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9-30-06   
  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	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	366,756.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>366,756.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		366,756.00				
<b>GA026P002</b>	<b>Total</b>			<b>366,756.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250102</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2002</b>
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>	According to Approved Replacement Plan						

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250103</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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- Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no:3 )  
 Performance and Evaluation Report for Period Ending: 9/30/06   
  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	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	12,000.00	12,000.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	307,250.00	307,250.00	307,250.00	73,456.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	50,000.00	50,000.00	50,000.00	19,800.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	352,418.00	285,418.00	285,418.00	207,604.00
10	1460 Dwelling Structures	2,042,091.00	1,905,615.00	1,905,615.00	1,608,663.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	5,000.00	23,808.00	23,808.00	23,808.00
13	1475 Nondwelling Equipment	75,000.00	50,431.00	50,431.00	50,431.00
14	1485 Demolition	237,012.00	448,749.00	448,749.00	4,331.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	14,000.00	11,500.00	11,500.00	5,476.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,094,771.00</b>	<b>3,094,771.00</b>	<b>3,094,771.00</b>	<b>1,993,569.00</b>
22	Amount of line 20 Related to LBP Activities	0.00	0.00		
23	Amount of line 20 Related to Section 504 Compliance	85,000.00	150,000.00		
24	Amount of line 20 Related to Security - Soft Costs	0.00	0.00		
25	Amount of line 20 Related to Security - Hard Costs	25,000.00	115,000.00		
26	Amount of line 20 Related to Energy Conservation Measures	18,500.00	237,000.00		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250103				2003		
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	12,000.00	12,000.00	12,000.00		
	Assistant Dir. Facilities Management	1410	All	100,000.00	100,000.00	100,000.00	64,710.00	
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	37,750.00	37,750.00	37,750.00	1,030.00	
	Site improvements (flowers and lawn care)	1450	All	250,000.00	210,000.00	210,000.00	195,353.00	
	Vacant Unit Rehab	1460	130	270,551.00	270,551.00	270,551.00	270,551.00	
	Graffiti Removal	1460	All	0.00	25,090.00	25,090.00	25,090.00	
<b>PHA WIDE All 12 Neighborhoods</b>	Entrance Lock / A/C Brackets	1460	625	25,000.00	10,000.00	10,000.00	9,839.00	
	Computer upgrade Facilities Management	1475	All	75,000.00	50,431.00	50,431.00	50,431.00	
	Contingency Funds for all Contracts	1502	All	0.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>770,301.00</b>	<b>715,822.00</b>	<b>715,822.00</b>	<b>617,004.00</b>	
<b>Fellwood Homes GA06P002001</b>	Demolition	1485	Partial	75,000.00	248,382.00	248,382.00	4,331.00	
	Relocation of Residents	1495		1,500.00	1,500.00	1,500.00		
	<b>Subtotal</b>			<b>76,500.00</b>	<b>249,882.00</b>	<b>249,882.00</b>	<b>4,331.00</b>	
<b>Yamacraw Village GA06P002002</b>	Additional Site Lighting	1450		5,000.00	5,000.00	5,000.00		
	Fascia - Rear Porch Replacement	1460						
	Bat Removal & HVAC Upgrade	1460		1,050,000.00	1,050,000.00	1,050,000.00	1,050,000.00	0.00
	Administration/health clinic building repairs	1470		5,000.00	23,808.00	23,808.00	23,808.00	
	<b>Subtotal</b>			<b>1,060,000.00</b>	<b>1,078,808.00</b>	<b>1,078,808.00</b>	<b>1,073,808.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250103				2003		
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
Fred Wessels GA06P002004	Administration	1410		60,000.00	60,000.00	60,000.00	7,716.00	
	Fringe Benefits	1410		26,500.00	26,500.00	26,500.00	0.00	
	Central Office HVAC System	1460		50,000.00	25,000.00	25,000.00	15,675.00	
<b>Subtotal</b>				<b>136,500.00</b>	<b>111,500.00</b>	<b>111,500.00</b>	<b>23,391.00</b>	
Fellwood Homes Annex GA06P002005	Demolition	1485	Partial	75,000.00	175,000.00	175,000.00	0.00	
	Relocation of Residents	1495		2,500.00	2,500.00	2,500.00	0.00	
<b>Subtotal</b>				<b>77,500.00</b>	<b>177,500.00</b>	<b>177,500.00</b>	<b>0.00</b>	
Hitch Village GA06P002007	Edge sidewalks & curbs	1450		14,000.00	14,000.00	14,000.00	12,251.00	
	Trim hedges & bushes	1450		16,750.00	2,750.00	2,750.00	0.00	
	Plant flowers	1450		5,168.00	1,168.00	1,168.00	0.00	
	Gas conversion-sediment trap	1460		0.00	18,225.00	18,225.00	18,225.00	
<b>Subtotal</b>				<b>35,918.00</b>	<b>36,143.00</b>	<b>36,143.00</b>	<b>30,476.00</b>	
Kayton Homes GA06P002010	Administration	1410		30,000.00	30,000.00	30,000.00	0.00	
	Fringe Benefits	1410		14,000.00	14,000.00	14,000.00	0.00	
	Repair sidewalk	1450		5,000.00	5,000.00	5,000.00	0.00	
	Roofing	1460		3,500.00	3,500.00	3,500.00	0.00	
<b>Subtotal</b>				<b>52,500.00</b>	<b>52,500.00</b>	<b>52,500.00</b>	<b>0.00</b>	
Frazier Homes GA06P002011	Administration	1410		25,000.00	25,000.00	25,000.00	0.00	
	Fringe Benefits	1410		14,000.00	14,000.00	14,000.00	0.00	
	A&E fees	1430		50,000.00	50,000.00	50,000.00	19,800.00	
	Site Improvements	1450		45,000.00	45,000.00	45,000.00	0.00	
	Roofing	1460		5,000.00	5,000.00	5,000.00	0.00	
	Demo breezeways & add front porches & Water Heaters	1460		470,356.00	449,064.00	449,064.00	38,875.00	
<b>Subtotal</b>				<b>609,356.00</b>	<b>588,064.00</b>	<b>588,064.00</b>	<b>58,675.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250103				2003		
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
Stubbs Towers GA06P00212	Demolition	1485	Partial	77,012.00	25,367.00	25,367.00	0.00	
	Relocation of Residents	1495		10,000.00	7,500.00	7,500.00	5,476.00	
<b>Subtotal</b>				<b>87,012.00</b>	<b>32,867.00</b>	<b>32,867.00</b>	<b>5,476.00</b>	
Stillwell Towers GA06P00212	Repair leaks near elevator	1460		7,500.00	7,500.00	7,500.00	0.00	
	Handicap ramp at community cntr.	1460		4,500.00	2,500.00	2,500.00	0.00	
	Fire alarm system	1460		0.00	46,474.00	46,474.00	46,474.00	
<b>Subtotal</b>				<b>12,000.00</b>	<b>56,474.00</b>	<b>56,474.00</b>	<b>46,474.00</b>	
Blackshear Homes GA06P002013	Replace broken mail boxes	1450	50	1,500.00	0.00	0.00	0.00	
	New screen doors front & back	1460	100	75,000.00	75,000.00	75,000.00	74,750.00	
<b>Subtotal</b>				<b>76,500.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>74,750.00</b>	
Patterson Terrace GA06P002016	Handicap ramps at handicap units	1460	2	15,000.00	5,000.00	5,000.00	0.00	
	Handicap ramps at community cntr.	1470	1	6,500.00	2,500.00	2,500.00	0.00	
<b>Subtotal</b>				<b>21,500.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>0.00</b>	
Single Family Homes GA06P002017	Tree/shrub trimming	1450		10,000.00	2,500.00	2,500.00	0.00	
<b>Subtotal</b>				<b>10,000.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	
Francis Bartow GA06P002009	Demolition	1485	Partial	10,000.00	0.00	0.00	0.00	
		1460	Partial	59,184.00	59,184.00	59,184.00	59,184.00	
<b>Subtotal</b>				<b>69,184.00</b>	<b>59,184.00</b>	<b>59,184.00</b>	<b>59,184.00</b>	
<b>2003 Capital Fund Program Total</b>				<b>3,094,771.00</b>	<b>3,243,744.00</b>	<b>3,243,744.00</b>	<b>1,993,569.00</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA WIDE (All Neighbor</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		All changes or revisions to this budget has been approved through the annual plan process.
<b>Fellwood Homes GA06P002001</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Yamacraw Village GA06P002002</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Fred Wessels GA06P002004</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Fellwood Annex GA06P002005</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Hitch Village GA06P002007</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Kayton Homes GA06P002010</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Frazier Homes GA06P002011</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Stubbs Towers GA06P002012A</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		
<b>Stillwell Towers GA06P002012B</b>	9/30/2004	8/31/2005		3/31/2006	9/16/2007		

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Blackshear Homes GA06P002013</b>	9/30/2004	9/16/2005		3/31/2006	9/16/2007		All changes or revisions to this budget has been approved through the annual plan process.
<b>Patterson Terrace GA06P002016</b>	9/30/2004	9/16/2005		3/31/2006	9/16/2007		
<b>Single Family Homes GA06P002017</b>	9/30/2004	9/16/2005		3/31/2006	9/16/2007		

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Savannah</b>	Grant Type and Number Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 9/30/05    
  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	0.00	0.00	0.00	0.00
2	1406 Operations	10,000.00	10,000.00	10,000.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	52,500.00	18,401.00	18,401.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	190,000.00	50,000.00	50,000.00	4,450.00
10	1460 Dwelling Structures	466,598.00	640,697.00	640,697.00	611,892.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>616,342.00</b>
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	250,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
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	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	10,000.00	10,000.00	10,000.00		
	Site improvements (Lawncare & Landscaping)	1450	All	190,000.00	50,000.00	50,000.00	4,450.00	
	Vacant Unit Rehab	1460		176,598.00	70,000.00	70,000.00	61,195.00	
	<b>PHA WIDE All 12 Neighborhoods</b>	Pest Control	1460	All	25,000.00	5,000.00	5,000.00	
<b>Subtotal</b>				<b>401,598.00</b>	<b>135,000.00</b>	<b>135,000.00</b>	<b>65,645.00</b>	
<b>Fred Wessels GA06P002004</b>	Administration	1410		34,125.00	14,026.00	14,026.00		
	Fringe Benefits	1410		18,375.00	4,375.00	4,375.00		
	Central Office upgrade & HVAC System	1460		265,000.00	15,000.00	15,000.00		
<b>Subtotal</b>				<b>317,500.00</b>	<b>33,401.00</b>	<b>33,401.00</b>	<b>0.00</b>	
<b>Yamacraw Village GA06P002002</b>	Fascia - Rear Porch Replacement Bat Removal & HVAC Upgrade	1460	315	0.00	550,697.00	550,697.00	550,697.00	
<b>Subtotal</b>				<b>0.00</b>	<b>550,697.00</b>	<b>550,697.00</b>	<b>550,697.00</b>	
<b>2003 Capital Fund Program Total</b>				<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>616,342.00</b>	
<b>0.00</b>								

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA WIDE (All Neighbor</b>	2/12/2006			2/12/2008			All changes or revisions to this budget has meet the significant amendment requirements.
<b>Fred Wessels GA06P002004</b>	2/12/2006			2/12/2008			

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/06   
  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	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	309,899.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>309,899.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		309,899.00				
<b>GA026P002</b>	<b>Total</b>			<b>309,899.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>	9/30/2005			3/30/2007			See Approved Replacement Housing Plan

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Savannah</b>	Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/05   
  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	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	12,000.00	12,000.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	300,000.00	300,000.00	300,000.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	190,000.00	158,500.00	158,500.00	75,422.53
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	219,271.00	175,000.00	175,000.00	78,767.11
10	1460 Dwelling Structures	2,626,426.00	2,750,952.00	2,750,952.00	967,496.41
11	1465.1 Dwelling Equipment-Nonexpendable	80,000.00	106,000.00	106,000.00	106,000.00
12	1470 Nondwelling Structures		0.00	0.00	0.00
13	1475 Nondwelling Equipment	65,000.00	2,745.00	2,745.00	2,744.85
14	1485 Demolition	200,000.00	200,000.00	200,000.00	105,245.10
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	22,500.00	10,000.00	10,000.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	85,000.00	85,000.00	85,000.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>1,335,676.00</b>
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	50,000.00	0.00		
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	125,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of Savannah</b>		<b>Capital Fund Program No: GA06P00250104</b>				<b>2004</b>		
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	12,000.00	12,000.00	12,000.00		
	Assistant Dir. Facilities Management	1410	All	100,000.00	100,000.00	100,000.00		
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	31,000.00	31,000.00	31,000.00		
	Site improvements (Lawncare & Landscaping)	1450	All	149,271.00	125,000.00	125,000.00	78,767.11	
	Vacant Unit Rehab	1460	130	400,000.00	400,000.00	400,000.00	373,146.64	
<b>PHA WIDE All 12 Neighborhoods</b>	Pest Control and Termite Treatment	1460	All	50,000.00	5,000.00	5,000.00	813.40	
	Computer/Security Facilities Management	1475	All	65,000.00	2,745.00	2,745.00	2,744.85	
	Contingency Funds for all Contracts	1502	All	85,000.00	85,000.00	85,000.00		
	<b>Subtotal</b>			<b>892,271.00</b>	<b>760,745.00</b>	<b>760,745.00</b>	<b>455,472.00</b>	
<b>Fellwood Homes GA06P002001</b>	A&E Fees	1430		50,000.00	20,000.00	20,000.00	9,522.08	
	Demolition	1485		100,000.00	100,000.00	100,000.00	100,000.00	
	Relocation of Residents	1495		5,000.00	2,500.00	2,500.00		
	<b>Subtotal</b>			<b>155,000.00</b>	<b>122,500.00</b>	<b>122,500.00</b>	<b>109,522.08</b>	
<b>Yamacraw Village GA06P002002</b>	A&E Fees	1430		0.00	15,500.00	15,500.00	15,494.67	
	Fasica & Soffit Replacement (remove bats)	1460		1,065,426.00	1,065,426.00	1,065,426.00	572,184.37	
	Installation of HVAC System	1460		165,000.00	165,000.00	165,000.00		
	Exterior Painting	1460		165,000.00	165,000.00	165,000.00		
	<b>Subtotal</b>			<b>1,230,426.00</b>	<b>1,245,926.00</b>	<b>1,245,926.00</b>	<b>587,679.04</b>	
<b>Fred Wessels GA06P002004</b>	A&E Fees	1430		45,000.00	5,000.00	5,000.00		
	Administration	1410		84,000.00	84,000.00	84,000.00		
	Fringe Benefits	1410		26,000.00	26,000.00	26,000.00		
	Central HVAC System (Admin.)	1460	Phase I	50,000.00	25,000.00	25,000.00		
	<b>Subtotal</b>			<b>205,000.00</b>	<b>140,000.00</b>	<b>140,000.00</b>	<b>0.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:				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	Obligated	Expended	
Fellwood Homes Annex GA06P002005	A&E Fees	1430	Partial	35,000.00	5,000.00	5,000.00	41.44	
	Demolition	1485		50,000.00	50,000.00	50,000.00	5,245.10	
	Relocation of Residents	1495		2,500.00	2,500.00	2,500.00		
<b>Subtotal</b>				<b>87,500.00</b>	<b>57,500.00</b>	<b>57,500.00</b>	<b>5,286.54</b>	
Hitch Village GA06P002007	A&E Fees	1430		35,000.00	10,000.00	10,000.00		
	Administration	1410		45,000.00	45,000.00	45,000.00		
	Fringe Benefits	1410		14,000.00	14,000.00	14,000.00		
	Install New HVAC Systems (Admin.)	1460		50,000.00	35,000.00	35,000.00		
<b>Subtotal</b>				<b>144,000.00</b>	<b>104,000.00</b>	<b>104,000.00</b>	<b>0.00</b>	
Kayton Homes GA06P002010	Repair sidewalk	1450		15,000.00	15,000.00	15,000.00		
	Dwelling Equipment	1465		50,000.00	56,000.00	56,000.00	56,000.00	
<b>Subtotal</b>				<b>65,000.00</b>	<b>71,000.00</b>	<b>71,000.00</b>	<b>56,000.00</b>	
Frazier Homes GA06P002011	A&E Fees	1430		0.00	75,000.00	75,000.00	47,764.34	
	Playground	1450		15,000.00	15,000.00	15,000.00		
	Demo breezeways & add front porches	1460		650,000.00	859,526.00	859,526.00		
	Dwelling Equipment	1465		30,000.00	50,000.00	50,000.00	50,000.00	
<b>Subtotal</b>				<b>695,000.00</b>	<b>999,526.00</b>	<b>999,526.00</b>	<b>97,764.34</b>	
Stubbs Towers GA06P00212A	A&E Fees	1430		25,000.00	25,000.00	25,000.00		
	Demolition	1485		50,000.00	50,000.00	50,000.00		
	Relocation of Residents	1495		15,000.00	5,000.00	5,000.00		
	Picnic Area Repairs	1450		5,000.00	0.00	0.00		
<b>Subtotal</b>				<b>95,000.00</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>0.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	Obligated	Expended	
<b>Stillwell Towers GA06P00212B</b>	A&E Fees	1430		0.00	3,000.00	3,000.00	2,600.00	
	Repair leaks near elevator	1460		7,500.00	7,500.00	7,500.00		
	Community Room Repairs	1460		3,500.00	3,500.00	3,500.00	3,412.00	
<b>Subtotal</b>				<b>11,000.00</b>	<b>14,000.00</b>	<b>14,000.00</b>	<b>6,012.00</b>	
<b>Blackshear Homes GA06P002013</b>	New screen doors front & back	1460	200	60,000.00	60,000.00	60,000.00	17,940.00	
		<b>Subtotal</b>				<b>60,000.00</b>	<b>60,000.00</b>	<b>60,000.00</b>
<b>Patterson Terrace GA06P002016</b>	Replace Kitchen cabinets and Sinks	1460	74	125,000.00	125,000.00	125,000.00		
		<b>Subtotal</b>				<b>125,000.00</b>	<b>125,000.00</b>	<b>125,000.00</b>
<b>Single Family Homes GA06P002017</b>	Playground Area	1450		35,000.00	20,000.00	20,000.00		
		<b>Subtotal</b>				<b>35,000.00</b>	<b>20,000.00</b>	<b>20,000.00</b>
<b>2004 Capital Fund Program Total</b>				<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>1,335,676.00</b>	
					0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA WIDE (All Neighbor</b>	9/7/2006			9/7/2008			All changes or revisions to this budget has been approved through the annual plan process.
<b>Fellwood Homes GA06P002001</b>	9/7/2006			9/7/2008			
<b>Yamacraw Village GA06P002002</b>	9/7/2006			9/7/2008			
<b>Fred Wessels GA06P002004</b>	9/7/2006			9/7/2008			
<b>Fellwood Annex GA06P002005</b>	9/7/2006			9/7/2008			
<b>Hitch Village GA06P002007</b>	9/7/2006			9/7/2008			
<b>Kayton Homes GA06P002010</b>	9/7/2006			9/7/2008			
<b>Frazier Homes GA06P002011</b>	9/7/2006			9/7/2008			
<b>Stubbs Towers GA06P002012A</b>	9/7/2006			9/7/2008			
<b>Stillwell Towers GA06P002012B</b>	9/7/2006			9/7/2008			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Blackshear Homes GA06P002013</b>	9/7/2006			9/7/2008			
<b>Patterson Terrace GA06P002016</b>	9/7/2006			9/7/2008			
<b>Single Family Homes GA06P002017</b>	9/7/2006			9/7/2008			

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no:   )

Performance and Evaluation Report for Period Ending:9/30/06   
  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	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	380,350.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>380,350.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		380,350.00				
<b>GA026P002</b>	<b>Total</b>			<b>380,350.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>							See Approved Replacement Housing Plan

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250105</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 9/30/06    
  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	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	12,000.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	374,000.00	374,000.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	165,000.00	180,000.00	35,000.00	31,950.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	260,000.00	260,000.00	100,000.00	26,105.00
10	1460 Dwelling Structures	2,160,000.00	2,030,000.00	273,383.00	273,383.00
11	1465.1 Dwelling Equipment-Nonexpendable	150,000.00	150,000.00	23,500.00	21,775.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	60,000.00	5,000.00	5,000.00	4,955.00
14	1485 Demolition	390,000.00	435,000.00	237,122.00	237,122.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	23,473.00	148,473.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	150,000.00	150,000.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>674,005.00</b>	<b>595,290.00</b>
22	Amount of line 20 Related to LBP Activities	0.00			595,290.00
23	Amount of line 20 Related to Section 504 Compliance	100,000.00			0.00
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	25,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250105 Replacement Housing Factor Grant No:				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	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	12,000.00	12,000.00			
	Assistant Dir. Facilities Management	1410	All	215,000.00	215,000.00	215,000.00		
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	65,000.00	65,000.00	65,000.00		
	Site improvements (Lawncare & Landscaping)	1450	All	170,000.00	170,000.00	100,000.00	26,105.00	
	Vacant Unit Rehab	1460	All	400,000.00	200,000.00	196,672.00	196,672.00	
<b>PHA WIDE All 12 Neighborhoods</b>	Pest Control and Termite Treatment	1460	All	65,000.00	5,000.00			
	Computer/Security Facilities Management	1475	All	60,000.00	5,000.00	5,000.00	4,955.00	
	Contingency Funds for all Contracts	1502	All	150,000.00	150,000.00			
	<b>Subtotal</b>			<b>1,137,000.00</b>	<b>822,000.00</b>	<b>581,672.00</b>	<b>227,732.00</b>	
<b>Fellwood Homes GA06P002001</b>	A&E Fees	1430	22	30,000.00	10,000.00			
	Demolition	1485	22	100,000.00	140,000.00	133,789.00	133,789.00	
	Relocation of Residents	1495	8	5,000.00	5,000.00			
	<b>Subtotal</b>			<b>135,000.00</b>	<b>155,000.00</b>	<b>133,789.00</b>	<b>133,789.00</b>	
<b>Yamacraw Village GA06P002002</b>	Fasica & Soffit Replacement (remove bats)	Phase 2						
	Installation of HVAC System	1460	5	50,000.00	76,711.00	76,711.00	76,711.00	
	Exterior Painting	1460	30	30,000.00	10,000.00			
	<b>Subtotal</b>			<b>80,000.00</b>	<b>86,711.00</b>	<b>76,711.00</b>	<b>76,711.00</b>	
<b>Fred Wessels GA06P002004</b>	A&E Fees	1430	30	30,000.00	20,000.00			
	Administration	1410	30	30,000.00	30,000.00			
	Fringe Benefits	1410	30	12,000.00	12,000.00			
	Site Drainage	1450	5	6,500.00	6,500.00			
	Central HVAC System (Phase 2 )	1460	30	225,000.00	133,298.00			
	<b>Subtotal</b>			<b>303,500.00</b>	<b>201,798.00</b>	<b>0.00</b>	<b>0.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	Obligated	Expended	
<b>Fellwood Homes Annex GA06P002005</b>	A&E Fees	1430	22	20,000.00	5,000.00	103,333.00	103,333.00	
	Demolition	1485	22	100,000.00	105,000.00			
	Relocation of Residents	1495	2	1,000.00	1,000.00			
<b>Subtotal</b>				<b>121,000.00</b>	<b>111,000.00</b>	<b>103,333.00</b>	<b>103,333.00</b>	
<b>Hitch Village GA06P002007</b>	A&E Fees	1430	30	30,000.00	30,000.00	0.00	0.00	
	Administration	1410	30	40,000.00	40,000.00			
	Fringe Benefits	1410	30	12,000.00	12,000.00			
	Site Improvements	1450	10	42,000.00	42,000.00			
	Install New HVAC Systems	1460	30	225,000.00	175,000.00			
<b>Subtotal</b>				<b>349,000.00</b>	<b>299,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Kayton Homes GA06P002010</b>	Landscaping/Grassing	1450	164	35,000.00	35,000.00	23,500.00	21,775.00	
	Dwelling Equipment	1465	140	85,000.00	85,000.00			
<b>Subtotal</b>				<b>120,000.00</b>	<b>120,000.00</b>	<b>23,500.00</b>	<b>21,775.00</b>	
<b>Frazier Homes GA06P002011</b>	A&E Fees	1430	50	35,000.00	95,000.00	35,000.00	31,950.00	
	Lighting @ 1100 Row of WBC	1450	20	6,500.00	6,500.00			
	Demo breezeways & add front porches	1460	50	750,000.00	1,014,991.00			
	Dwelling Equipment	1465	108	65,000.00	65,000.00			
	Relocation	1495	236	0.00	125,000.00			
<b>Subtotal</b>				<b>856,500.00</b>	<b>1,306,491.00</b>	<b>35,000.00</b>	<b>31,950.00</b>	
<b>Stubbs Towers GA06P00212A</b>	A&E Fees	1430	33	20,000.00	20,000.00	0.00	0.00	
	Demolition	1485	33	190,000.00	190,000.00			
	Relocation of Residents	1495	30	17,473.00	17,473.00			
<b>Subtotal</b>				<b>227,473.00</b>	<b>227,473.00</b>	<b>0.00</b>	<b>0.00</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	Obligated	Expended	
<b>Stillwell Towers GA06P00212B</b>	Roof Replacement	1460	210	240,000.00	240,000.00			
	<b>Subtotal</b>			<b>240,000.00</b>	<b>240,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Blackshear Homes GA06P002013</b>	Interior Painting	1460	100	150,000.00	150,000.00			
	<b>Subtotal</b>			<b>150,000.00</b>	<b>150,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Patterson Terrace GA06P002016</b>	Handicapped Ramps	1460	8	25,000.00	25,000.00			
	<b>Subtotal</b>			<b>25,000.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>2003 Capital Fund Program Total</b>			<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>954,005.00</b>	<b>595,290.00</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>PHA WIDE (All Neighbor</b>	6/30/2007			6/30/2009				
<b>Fellwood Homes GA06P002001</b>	6/30/2007			6/30/2009				
<b>Yamacraw Village GA06P002002</b>	6/30/2007			6/30/2009				
<b>Fred Wessels GA06P002004</b>	6/30/2007			6/30/2009				
<b>Fellwood Annex GA06P002005</b>	6/30/2007			6/30/2009				
<b>Hitch Village GA06P002007</b>	6/30/2007			6/30/2009				
<b>Kayton Homes GA06P002010</b>	6/30/2007			6/30/2009				
<b>Frazier Homes GA06P002011</b>	6/30/2007			6/30/2009				
<b>Stubbs Towers GA06P002012A</b>	6/30/2007			6/30/2009				
<b>Stillwell Towers GA06P002012B</b>	6/30/2007			6/30/2009				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>Blackshear Homes GA06P002013</b>	6/30/2007			6/30/2009				
<b>Patterson Terrace GA06P002016</b>	6/30/2007			6/30/2009				

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06R00250105</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no:     )

Performance and Evaluation Report for Period Ending:9/30/06    
  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	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	406,950.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>406,950.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		406,950.00				
<b>GA026P002</b>	<b>Total</b>			<b>406,950.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>							See Approved Replacement Housing Plan

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250106</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2006</b>
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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	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	322,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	115,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	360,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,489,500.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	150,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	40,236.00	0.00	0.00	0.00
14	1485 Demolition	875,000.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	100,000.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,463,736.00</b>	<b>0.00</b>		
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	250,000.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	75,000.00			

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Savannah</b>		<b>Capital Fund Program No: GA06P00250106</b>			<b>2006</b>			
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	12,000.00				
	Assistant Dir. Facilities Management	1410	All	215,000.00				
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	65,000.00				
	Site improvements (Lawncare, Tree Trimming & Shurbs and Flowers)	1450	All	250,000.00				
<b>PHA WIDE All 12 Neighborhoods</b>	Pest Control and Termite Treatment	1460	All	25,000.00				
	Computer/Security Facilities Management	1475	All	40,236.00				
	Contingency Funds for all Contracts	1502	All	100,000.00				
	<b>Subtotal</b>			<b>707,236.00</b>				
<b>Fellwood Homes GA06P002001</b>	A&E Fees	1430	176	25,000.00				
	Demolition	1485	Partial	375,000.00				
	<b>Subtotal</b>			<b>400,000.00</b>				
<b>Yamacraw Village GA06P002002</b>	Fasica & Soffit Replacement (remove bats)	Phase 2						
	Installation of HVAC System	1460	30	275,000.00				
	Exterior Building Repairs	<b>1460</b>	10	20,000.00				
	<b>Subtotal</b>			<b>295,000.00</b>				
<b>Fred Wessels GA06P002004</b>	A&E Fees	1430	6	15,000.00				
	Administration	1410		30,000.00				
	Fringe Benefits	1410		12,000.00				
	Site Improvements & Drainage	1450	6	15,000.00				
	<b>Subtotal</b>			<b>72,000.00</b>				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
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	Obligated	Expended	
<b>Fellwood Homes Annex GA06P002005</b>	A&E Fees Demolition	1430	127	10,000.00				
		1485	Partial	250,000.00				
<b>Subtotal</b>				<b>260,000.00</b>				
<b>Hitch Village GA06P002007</b>	Site Improvements	1450	22	40,000.00				
		<b>Subtotal</b>				<b>40,000.00</b>		
<b>Kayton Homes GA06P002010</b>	Landscaping/Grassing Dwelling Equipment	1450	164	20,000.00				
		1465	150	50,000.00				
<b>Subtotal</b>				<b>70,000.00</b>				
<b>Frazier Homes GA06P002011</b>	A&E Fees Demo breezeways & add front porches Dwelling Equipment	1430	236	50,000.00				
		1460	40	700,000.00				
		1465	175	100,000.00				
<b>Subtotal</b>				<b>850,000.00</b>				
<b>Stubbs Towers GA06P00212A</b>	A&E Fees Demolition	1430	210	15,000.00				
		1485	Partial	250,000.00				
<b>Subtotal</b>				<b>265,000.00</b>				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	Obligated	Expended	
<b>Stillwell Towers GA06P00212B</b>	Roof Replacement	1460	210	150,000.00				
	Exterior waterproofing		105	160,000.00				
<b>Subtotal</b>				<b>310,000.00</b>				
<b>Blackshear Homes GA06P002013</b>	Mold and Mildew Remediation	1460	25	84,500.00				
	<b>Subtotal</b>				<b>84,500.00</b>			
<b>Patterson Terrace GA06P002016</b>	Playground Rehab. And equipment	1450	76	35,000.00				
	Repair soffits	1460	76	75,000.00				
<b>Subtotal</b>				<b>110,000.00</b>				
<b>2003 Capital Fund Program Total</b>				<b>3,463,736.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250106</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>PHA WIDE (All Neighbor</b>	6/30/2008			6/30/2010				
<b>Fellwood Homes GA06P002001</b>	6/30/2008			6/30/2010				
<b>Yamacraw Village GA06P002002</b>	6/30/2008			6/30/2010				
<b>Fred Wessels GA06P002004</b>	6/30/2008			6/30/2010				
<b>Fellwood Annex GA06P002005</b>	6/30/2008			6/30/2010				
<b>Hitch Village GA06P002007</b>	6/30/2008			6/30/2010				
<b>Kayton Homes GA06P002010</b>	6/30/2008			6/30/2010				
<b>Frazier Homes GA06P002011</b>	6/30/2008			6/30/2010				
<b>Stubbs Towers GA06P002012A</b>	6/30/2008			6/30/2010				
<b>Stillwell Towers GA06P002012B</b>	6/30/2008			6/30/2010				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Blackshear Homes GA06P002013</b>	6/30/2008			6/30/2010			
<b>Patterson Terrace GA06P002016</b>	6/30/2008			6/30/2010			

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06R00250106</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2006</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no:     )

Performance and Evaluation Report for Period Ending:9/30/05    
  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	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	516,576.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>516,576.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
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	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		516,576.00				
<b>GA026P002</b>	<b>Total</b>			<b>516,576.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>							See Approved Replacement Housing Plan

# **Attachment “E”**

## **List of Resident Advisory Board Members**

**2006**  
**RESIDENT ADVISORY BOARD**

<u>Resident</u>	<u>Neighborhood</u>
Marye Hamilton (Representative) Alice Maynard (Alternate)	Edgar Blackshear Homes Edgar Blackshear Homes
Nicole Maynor (Representative) Yvone Bowens (Alternate)	Robert Hitch Village Robert Hitch Village
Chiquita Mobley (Representative) Evelyn Jenkins (Alternate)	Simon Frazier Homes Simon Frazier Homes
Alvenia Gregory (Representative) Frank Gardner (Alternate)	Herbert Kayton Homes Herbert Kayton Homes
Christy Curry (Representative) Tiesha Nelson (Alternate)	Pickens Patterson Terrace Pickens Patterson Terrace
Shirley Bowers (Representative) <i>No Alternate</i>	Single Family Homes Single Family Homes
Barbara King (Representative) Betty Coleman (Alternate)	Horace Stillwell Towers Horace Stillwell Towers
Fatimah Hudson (Representative) Katina Green (Alternate)	Fred Wessels Homes Fred Wessels Homes
Latrina Speller (Representative) Doretha Lambert (Alternate)	Yamacraw Village Yamacraw Village
Tonya Lang (Representative) Louise Singleton (Alternate)	Housing Choice Voucher Housing Choice Voucher

# **Attachment ‘F’**

## **Comments of Resident Advisory Board**

**Housing Authority of Savannah**  
**Minutes of the Resident Advisory Board Meeting**  
**August 17, 2006**

Deputy Executive Director Earline Davis welcomed everyone and explained the purpose of the Resident Advisory Board (RAB) in the planning process of the Annual Agency Plan and Five Year Plan. All representatives, alternates and staff introduced themselves and received RAB manuals.

It was noted that Brian White with the City of Savannah was in attendance. HUD requires that the Authority's Plans are consistent with the City's Housing and Community Development Plan; therefore, Mr. White will be attending all meetings as the City's representative.

Mrs. Davis then gave a brief overview of each section of the manual. She explained that the work of the RAB will be to assist staff in the planning process and to make a recommendation of approval to the Housing Authority's Board of Commissioners. The Board of Commissioners will have final approval of the Annual and Five Year Plans before they are sent to HUD for approval in January.

The Plan will be different this year in that a Capital Fund budget will have to be developed separately for each neighborhood. In the past, the work items were combined into one Housing Authority-wide budget. This change is because the Authority is moving toward Project Based Management and individual expenses will have to be accounted for and charged to each neighborhood. Board members were encouraged to meet with their management staff to discuss this change prior to the next meeting.

Mrs. Davis then discussed several of the goals in the plan and the progress that has been made toward achieving them. She followed with a brief discussion of the newly revised Admissions and Continued Occupancy Policy.

Joseph Smith, the Director of Facilities Management, was introduced. He explained that this year's physical needs assessment must be more comprehensive. He asked Board members to list every item they could find, even though there will not be enough funding to complete all of the work items suggested. He noted that the last overall assessment revealed over \$40 million in needs. The Housing Authority expects to receive approximately \$3 million for capital improvements this year. He and his staff will price each item and place it into a budget.

Mrs. Davis updated the RAB on current projects. The installation of air conditioning in Yamacraw Village is expected to be complete in October. Work in Simon Frazier Homes has been pushed back so that the relocation and renovation can be done at the same time the City is widening the streets in the area.

An election of officers was in order. Mrs. Davis asked for nominations for Chairperson and Vice Chairperson. Representative Alvenia Gregory of Kayton Homes was nominated for Chairperson. Representative Susan Harley of Yamacraw Village was nominated for Vice Chairperson. There being no further nominations, Representative Bob Smith moved that the nominations be closed. Representative Nicole Maynor seconded the motion and Representatives Gregory and Harley were elected by acclamation.

Mrs. Davis reminded everyone to read over their notebooks and to conduct neighborhood surveys so that they have a list of items to turn in at the next meeting, which is scheduled for Thursday, September 14 at 3:30 p.m. She thanked everyone for attending and the meeting was adjourned.

**Housing Authority of Savannah**  
**Minutes of the Resident Advisory Board Meeting**  
**September 14, 2006**

Vice Chairperson Susan Harley called the meeting to order. She first wanted to acknowledge the passing of former Chairperson and Stillwell Towers' Alternate Robert "Bob" Smith. Mr. Smith was a vital part of Stillwell Towers, the Resident Advisory Board, Neighborhood Residents at Work, Inc. and the many other organizations which he served. He will be greatly missed.

The minutes of the August 17 meeting had been mailed to members and alternates prior to the meeting. Representative Barbara King moved that the minutes be approved. Representative Marye Hamilton seconded the motion and the minutes were unanimously approved.

Deputy Executive Director Earline Davis then briefly explained that the Housing Authority of Savannah will soon be implementing a change to Project Based Management, as required by new federal regulations. Mrs. Davis said that, based on project based management, budget items for the Capital Fund will now have to be submitted separately to HUD for each neighborhood. Instead of a large operating fund and capital fund, the Housing Authority will have to submit smaller separate budgets for each neighborhood. This will move the Housing Authority's operations toward that of the private market.

Mrs. Davis expressed her disappointment at the low attendance at today's meeting since a list of items for capital improvements was to be turned in by every neighborhood at this session. It was decided that a September 28 meeting would be necessary in order to get every neighborhood's list. She reminded those in attendance that if an item is not on the list, it can not be considered for funding. It is better to have many items on the list, even though not all will be funded this year. She suggested that items placed on previous year's lists be resubmitted if the work has not been completed.

The Vice Chairperson then asked that representatives who had capital improvements lists present them to the group. Representative Chiquita Mobley came forward and read her list for Simon Frazier Homes. She was followed by Representative Barbara King of Horace Stillwell Towers, Representative Marye Hamilton of Edgar Blackshear Homes and Vice Chairperson Harley from Yamacraw Village. Copies of the lists were made, but Mrs. Davis encouraged them to continue adding items and turn their lists in at the next meeting.

The results of HUD's Annual Resident Satisfaction Survey were shared. Mrs. Davis reported that 160 residents participated. The Housing Authority of Savannah scored lowest in the Safety and Neighborhood Appearance categories. A corrective action follow-up plan has been submitted. The issues affecting the score in the Neighborhood Appearance category were poor lighting, vacant apartments, broken glass, abandoned

cars and trash in the playgrounds and parking lots. These are items difficult for staff to address, but staff will continue improvements to the appearance of the neighborhoods with help from residents. The Housing Authority was above the national average in the areas of Service and Communication, although residents said that management does not always communicate well about repair service to be done.

The next meeting will be in two weeks on September 28 at 3:30 p.m. Vice Chairperson Harley thanked everyone for coming and the meeting was adjourned.

**Housing Authority of Savannah**  
**Minutes of the Resident Advisory Board Meeting**  
**September 28, 2006**

Chairperson Alvenia Gregory called the meeting to order. The minutes of the September 14 meeting had been mailed to members. Representative Marye Hamilton moved that the minutes be approved. Representative Barbara King seconded the motion and the minutes were unanimously approved.

Chairperson Gregory then called on each neighborhood to present their list of items for Capital Improvement funding. It was noted that several items included were the responsibility of the City of Savannah. John Butler with the City of Savannah's Community Development department suggested residents call the City's new 311 reporting service to have the problems corrected.

Director of Facilities Management Joseph Smith came forward to explain that there was one more step in the process. He asked that Representatives walk their neighborhood with the Manager and Maintenance Supervisor to complete the HUD required Physical Needs Assessment. Items identified will be added and cost estimates will be run on all items. Mr. Smith reminded members that this will be a rolling list of needs. A neighborhood would never receive enough money to address all of the needs in one year. The list needs to be prioritized now with the understanding that additional items may be added in subsequent years and reprioritized.

It was explained that the federal government is changing the way public housing properties are managed. Neighborhoods are now divided into Asset Management Properties (AMP). The funding will be awarded to individual AMP groups instead of in one operating fund to the Housing Authority. The amount of funding has also been decreased to 78% of eligible subsidy. Under the new asset management system, properties must be self-sustaining; therefore, those that are not self-sustaining will be sold or converted to Project-based Section 8. Because properties will be relying more heavily on rental income, public housing residents will have to be employed, elderly or disabled.

Mr. Smith suggested that residents keep these limited funds in mind as they prepare their list of improvements; for example, several representatives had suggested security fencing, when improved security lighting would be less expensive and serve the same purpose. Residents were also reminded that police should be called immediately when there is an incident of a possibly criminal nature. Residents must not wait for management staff to arrive the next morning.

Effective October 1, AMP groupings will be in place with managers divided among each group, as follows:

**Karen Bryan, Housing Manager**

AMP Group 1 – 587 units

Fred Wessels Homes, GA002004

Robert M. Hitch Village, GA002007

AMP Group 5 – 100 units

Edgar C. Blackshear Homes, GA002013

**Demetrice Rooks, Housing Manager**

AMP Group 2 – 400 units

Herbert Kayton Homes, GA002010

Simon F. Frazier Homes, GA002011

AMP Group 6 – 315 units

Yamacraw Village, GA002002

**Tonya Cates-Troxler, Housing Manager**

AMP Group 3 – 136 units

Pickens A. Patterson Terrace, GA002016

Single Family Homes, GA002017

AMP Group 4 – 211 units

Horace Stillwell Towers, GA002012B

Mr. Smith asked that the list of work items be submitted by Wednesday, October 4 and that the Physical Needs Assessments be submitted by Friday, October 6. This will ensure that he has the cost estimates ready for the next meeting which will be on Thursday, October 19 at 3:30 p.m.

Chairperson Gregory thanked everyone for coming and the meeting was adjourned.

**Housing Authority of Savannah**  
**Minutes of the Resident Advisory Board Meeting**  
**October 19, 2006**

Chairperson Alvenia Gregory called the meeting to order. The minutes of the September 28 meeting had been mailed to members. Representative Marye Hamilton moved that the minutes be approved. Representative Latrina Speller seconded the motion and the minutes were unanimously approved.

Chairperson Gregory then introduced Janice Watkins, Neighborhood Management Coordinator, who explained that Earline Davis, Deputy Executive Director, and Richard W. Collins, Executive Director, were unable to attend the meeting due to other commitments. Mrs. Watkins then introduced Joseph Smith, Director of Facilities Management.

Mr. Smith told the group that he was in the process of ranking and estimating costs on the various improvements and items requested by each neighborhood. He explained that all funds through 2006 are already obligated or are in the process of being obligated. This includes funds for the renovation of Simon Frazier Homes that was approved by the Resident Advisory Board and the Board of Commissioners last year. The dilemma is that at this time there is not enough money available and costs continue to increase. With Asset Management as the new business model, some operating funds will come out of the Capital Funds. Since this amount or percentage is not yet known, it is difficult to say how many of the work items submitted can realistically be accomplished.

The Capital Fund budget must be complete by November 1. Mr. Smith admitted it is not looking very favorable, but that the group must comply with this HUD requirement. Congress is cutting public housing funds, but the needs are increasing. Although funding is slim now, it is hoped that funding will increase in the future. Health and safety items will be addressed first and any funds left will be moved into other programs.

Chairperson Gregory briefly told of the positive experience she had when telephoning 311 to report several neighborhood problems that were the City's responsibility. City of Savannah representatives John Butler and Brian White were thanked for bringing that information to the RAB members at the last meeting.

There being no other business, Chairperson Gregory adjourned the meeting and thanked everyone for coming.

**Housing Authority of Savannah  
Minutes of the Resident Advisory Board  
Meeting and Public Hearing  
December 14, 2006**

Chairperson Alvenia Gregory called the meeting to order. The minutes of the October 19 meeting had been mailed to members. Representative Barbara King moved that the minutes be approved. Representative Marye Hamilton seconded the motion and the minutes were unanimously approved.

Chairperson Gregory then introduced Earline Davis, Deputy Executive Director to discuss the Draft Plans. The Public Hearing was opened. Mrs. Davis noted several minor changes to the plan that will be made prior to presentation to the Board of Commissioners on December 20.

The only major change involves the Housing Choice Voucher Administrative Plan. The Board will be asked on December 20 to amend the plan to raise the payment standards to 110% of the Fair Market Rent and to lift the Rent Burdened preference. Both changes will allow qualified applicants to be housed faster.

Joseph Smith, Facilities Management Director was introduced and noted that additional funding had been added to the Frazier Homes relocation line item. No other changes were made in the Capital Fund section.

There being no further comments from the audience or representatives, Chairperson Gregory called for a motion. Representative Tonya Lang moved that the Draft 5 Year and Annual Plan for 2007 be approved. Representative Barbara King seconded the motion which was unanimously approved. The Public Hearing was adjourned.

Mrs. Davis took the opportunity to tell everyone that 5,168 Housing Choice Voucher applications were received in September. Staff expects to start interviewing applicants in February.

There are currently 10 buildings left on the Fellwood Homes site. Most of the underground systems are in the process of being removed. The contract for demolition will be complete by March 2007. The Board of Commissioners will be asked to award a contract for a Master Developer at the December 20, 2006 Board meeting.

Mrs. Davis thanked everyone involved in this year's Resident Advisory Board for their participation.

There being no further business, Chairperson Gregory adjourned the meeting.

# **Attachment “G”**

## **List of Resident Board Member**

**RESIDENT MEMBERSHIP  
ON THE BOARD OF COMMISSIONERS**

Barbara King

Date of Appointment: 06/23/2005

Term: 01/05/2004 – 01/04/2009

# **Attachment “H”**

## **Community Service Description of Implementation**

## COMMUNITY SERVICE REQUIREMENTS

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

### COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY

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

1. Contribute 8 hours per month of Community Service (excluding political activity); or
2. Participate in an economic self-sufficiency program for 8 hours per month. The 8 hours per month may be either volunteer work or a self-sufficiency program activity or a combination of the two.

An individual may not skip a month and then double up the following month, unless approved by the Housing Authority of Savannah due to special circumstances. Activities must be performed within Chatham County, which is the jurisdiction of the Housing Authority.

**An Exempt Individual is an adult who is:**

1. 62 years or older;
2. Is blind or disabled as defined under 216(i)(1); or 1614 of the Social Security Act (42 U.S.C. 416(i) (1) 1382c) and who is unable to comply with the service provision, or is primary caretaker of such individual;
3. Is engaged in a work activity as defined under section 407(d) of the Social Security Act (42 U.S.C. 607(d), specified below:
  - Unsubsidized employment (at least 20 hours/week)
  - Subsidized employment (at least 20 hours/week)
  - Work experience
  - On-the-job-training
  - Job-search, job-skills training and job-readiness assistance
  - Community service programs
  - Vocational educational training (not to exceed to 12 months with respect to any individual)
  - Education directly related to employment in the case of a resident who has not received a high school diploma or GED
  - Satisfactory attendance in college or in a course of study leading to a GED (in the case of a resident who has not completed high school or received a GED)
  - Providing childcare services to an individual who is participating in a community service program
4. Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the

Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of Georgia, including a State administered welfare-to-work program; or

5. Is in a family receiving TANF assistance under a State program funded under part A of title IV of Social Security Act (42 U.S.C. 601 et seq.); or under any other Georgia welfare program, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

**(a) Community Service – Community service is the performance of voluntary work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community in which the resident resides. Political activity is excluded.**

- (b) Economic Self-Sufficiency Program - Any program designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, employment training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

**The Housing Authority of Savannah will:**

1. Provide written notification of the provisions of the community services requirements to all residents.
2. Determine for each public housing family which family members are subject to or exempt from the community service and self-sufficiency requirement and approve the resident's planned activities to fulfill the requirement.
3. Annually review and determine the compliance of residents with the requirement at least 30 days before the lease term expires.
4. Determine any changes to each adult family member's exempt or non-exempt status.
5. Retain reasonable documentation of community service participation or exemption in participant files.

## **Resident Noncompliance**

If the Housing Authority of Savannah determines that a resident who is not an “exempt individual” has not complied with the community service requirement, the Housing Authority will notify the resident:

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

# **Attachment “I”**

## **Information on Pet Policy**

## PET POLICY

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

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

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

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

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

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

# **Attachment “J”**

## **Section 8 Homeownership Capacity Statement**

## **SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

*The Housing Authority of Savannah will provide current Housing Choice Voucher participants with the option of participating in a Homeownership Program as outlined in the Section 8 Administrative Plan. The Section 8 Homeownership Program was adopted by the Board of Commissioners on September 10, 2001.*

The Housing Authority of Savannah has demonstrated its capacity to administer a successful homeownership program in compliance with HUD regulations included in 24 CFR 982.625 by incorporating the following requirement into its plan:

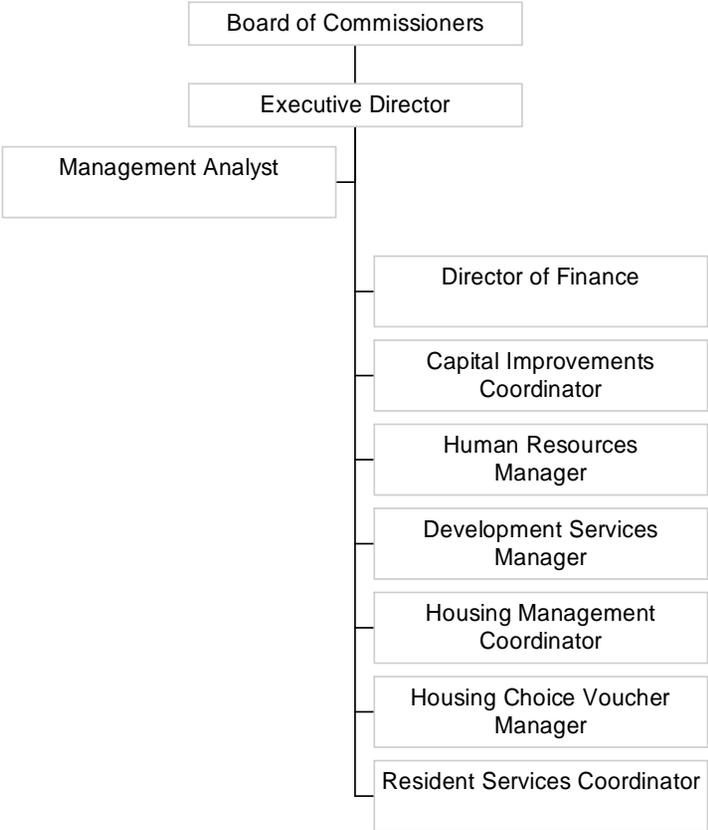
*“A minimum down payment equal to 3% of the purchase price of the selected home is required for participation in the program. At least 1% of this requirement must come from the households’ own funds.”*

# **Attachment “K”**

## **PHA Management Organizational Chart**

# HOUSING AUTHORITY OF SAVANNAH Administration

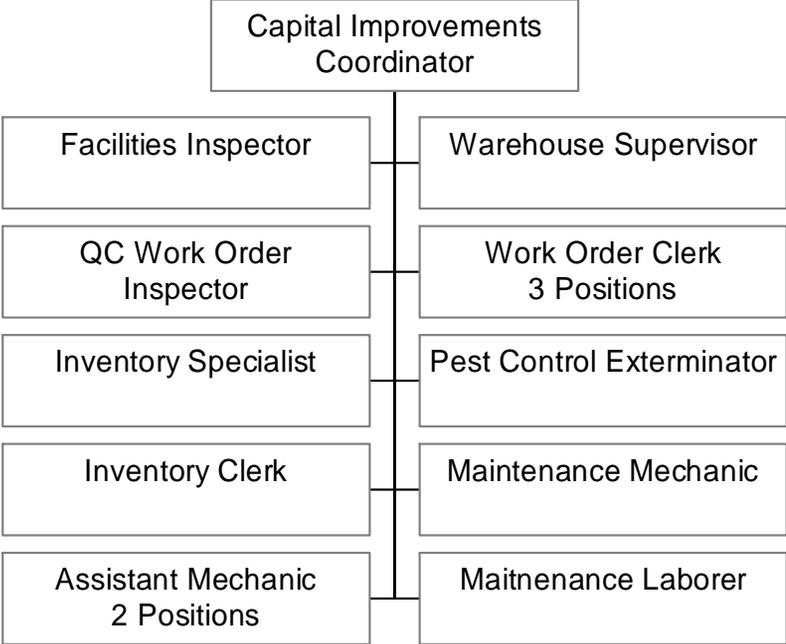
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# HOUSING AUTHORITY OF SAVANNAH

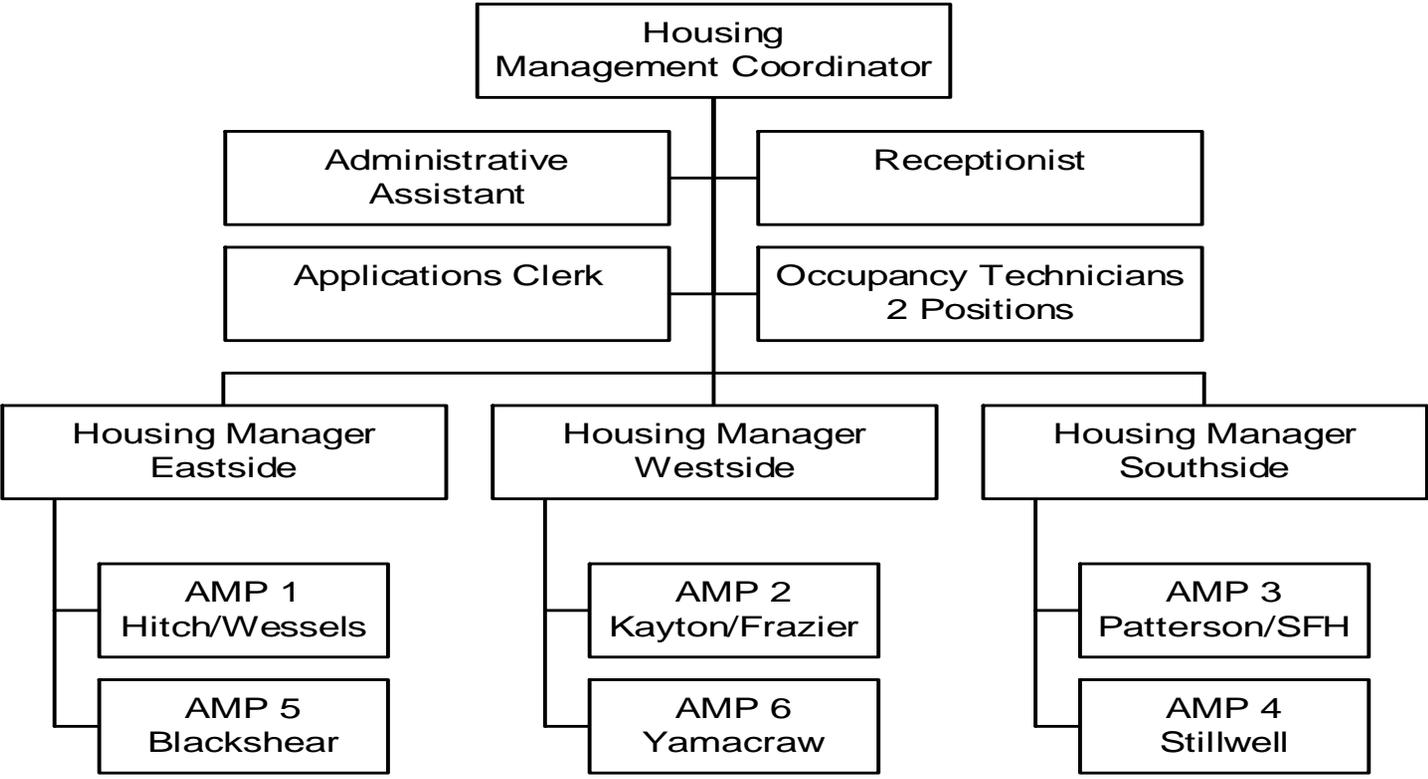
## Warehouse

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**HOUSING AUTHORITY OF SAVANNAH**  
**Housing Management Department**

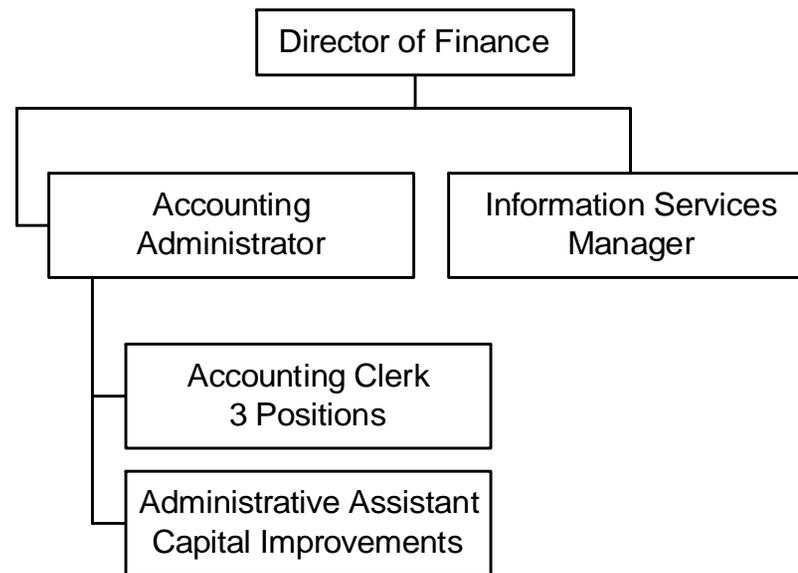
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# HOUSING AUTHORITY OF SAVANNAH

## Finance Department

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# HOUSING AUTHORITY OF SAVANNAH

## HOPE VI Program

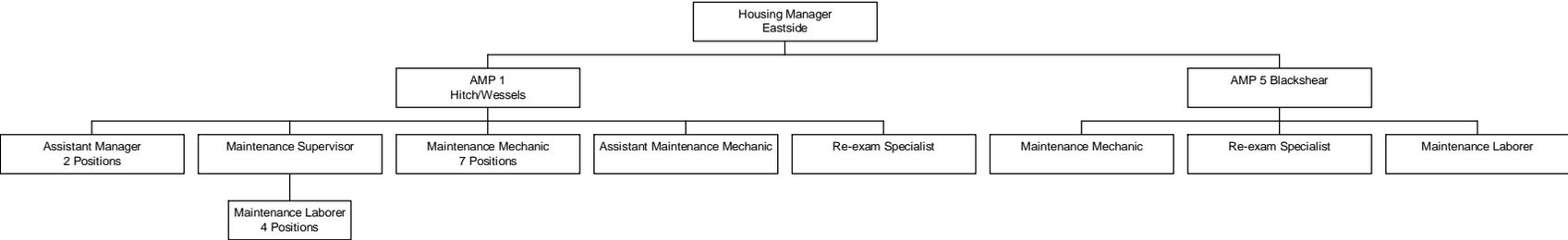
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# HOUSING AUTHORITY OF SAVANNAH

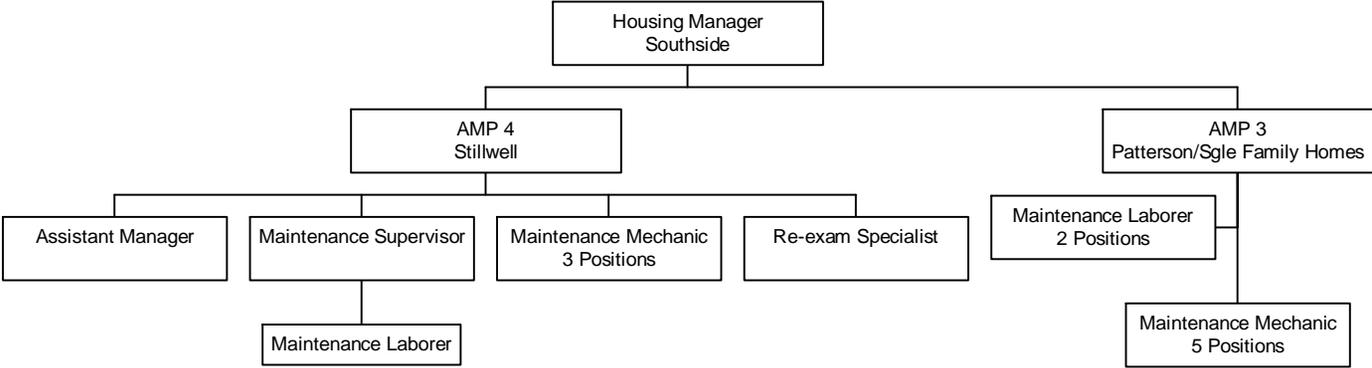
## Housing Manager – Eastside

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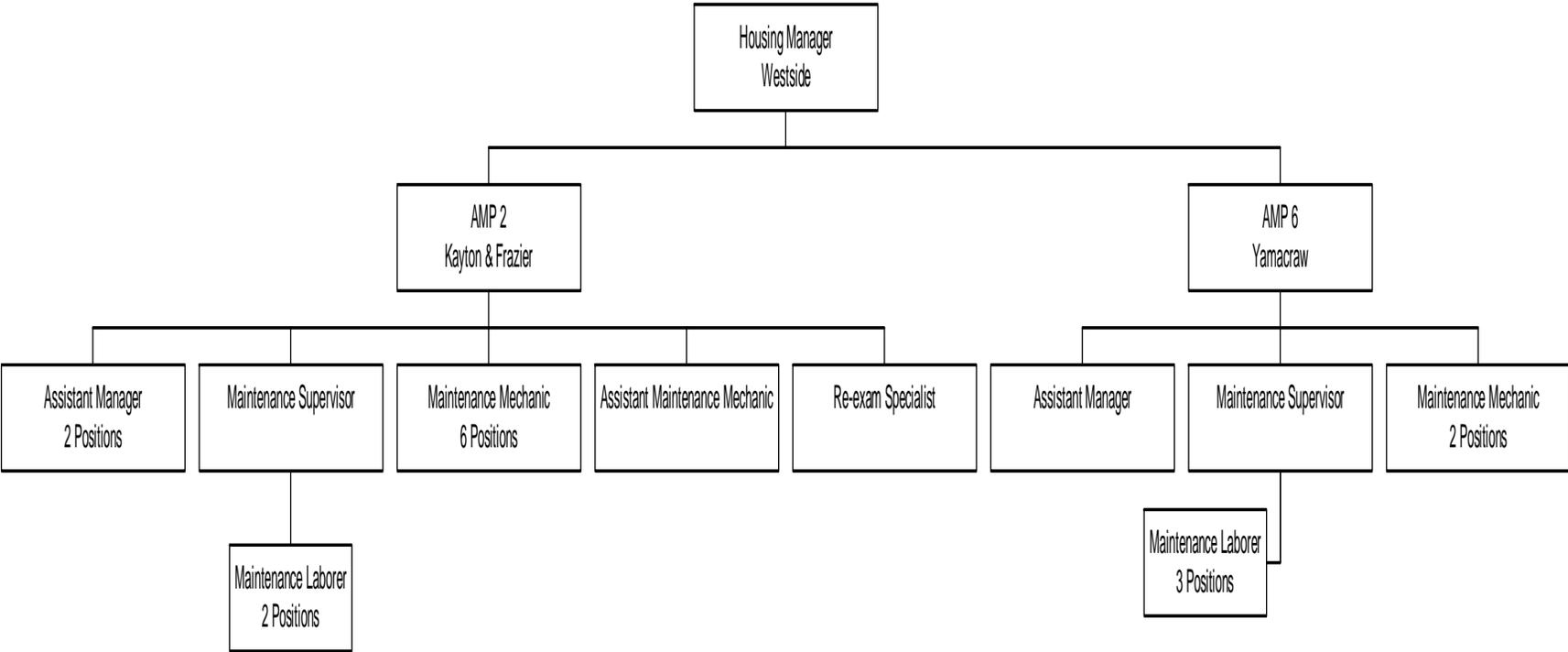
**HOUSING AUTHORITY OF SAVANNAH**  
**Housing Manager – Southside**

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**HOUSING AUTHORITY OF SAVANNAH**  
**Housing Manager – Westside**

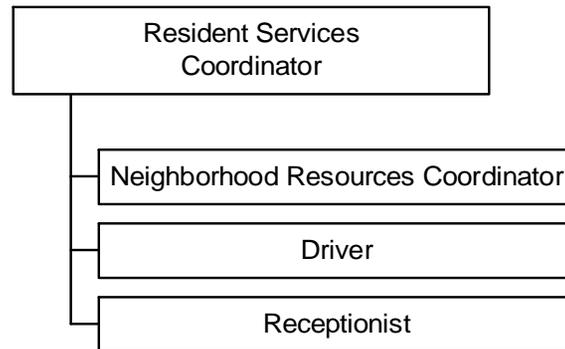
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# HOUSING AUTHORITY OF SAVANNAH

## Resident Services

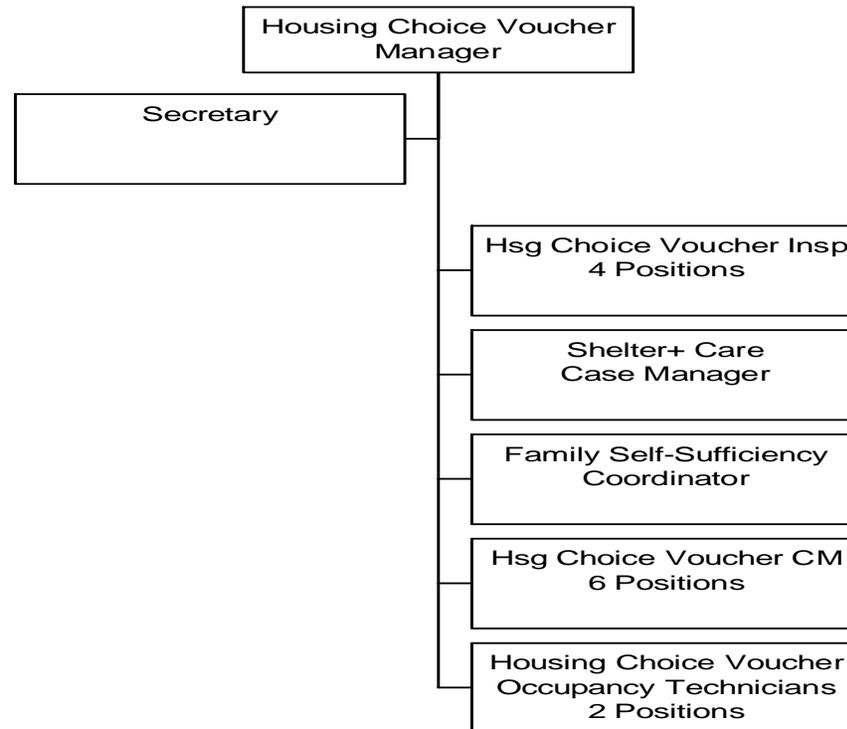
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# HOUSING AUTHORITY OF SAVANNAH

## Housing Choice Voucher Program

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# **Attachment “L”**

## **Statement of Progress in Meeting 5-Year Goals and Objectives**

## PROGRESS IN MEETING 5-YEAR GOALS AND OBJECTIVES

Goals & Objectives	Accomplishments as of 09/30/2006
<b>Goal: Expand the Supply of Assisted Housing</b>	
Apply for any additional vouchers should they become available through 03/31/2009.	HAS applied for 134 replacement vouchers for Rose of Sharon Apartments and 70 replacement vouchers for Chatham Gardens and will continue to apply as funds are available and vouchers are needed.
Reduce public housing vacancy rate to 3% and maintain this rate through 03/31/2009.	Due to a large number of vacancies for this reporting period, HAS did not reach its goal of a 3% vacancy rate. The rate for the period 04/01/2005 – 09/30/2005 was 6.35%; however, HAS expects vacancies to decrease and rentals to increase and the 3% goal should be achieved by 03/31/2006.
Leverage private and other public funds for the re-development of Fellwood Homes by 03/31/2008.	As of 09/30/2005, no funds have been secured. After the demolition of Fellwood Homes and Annex, replacement housing factor funds and proceeds from the sale of Francis Bartow Place are planned to be used for the redevelopment of Fellwood Homes and Fellwood Homes Annex. More specific information will be available in FYE 2008.
<b>Goal: Improve The Quality Of Assisted Housing</b>	
Attain Public Housing Assessment System score of 90% (“high performer”) by 03/31/2005 and maintain score through 03/31/2009.	The overall PHAS scores for FYE 03/31/2005 and FYE 03/31/2006 have not been released.
Attain Section 8 Management Assessment Program score of 90% (“high performer”) by 3/31/05 and maintain score through 03/31/2009.	<i>HAS received a SEMAP score of 78% for the FYE 03/31/2006.</i>
Modernize 700 public housing units through 03/31/2009.	An additional 315 units were modernized during the period of 04/01/2006 – 09/30/2006.
Demolish 123 buildings (607 units) located in Fellwood Homes, Fellwood Homes Annex, Francis Bartow Place and Marcus Stubbs Towers.	Francis Bartow Place (94 units) was demolished in 2005. Demolition applications have been approved for all three remaining neighborhoods. Demolition of Fellwood Homes and Fellwood Homes Annex is tentatively scheduled to begin in February 2006; demolition of Marcus Stubbs Towers is tentatively scheduled to begin in October 2006.
Construct 200 units of replacement housing	HAS was awarded a HOPE VI grant in 2000; total on and off-site development

consisting of multifamily and single-family units.	consists of 368 units in five phases: Phase I – 168 rental units; Phase II – 31 onsite homeownership units; Phase III – 27 off-site single family homes; Phase IV – 38 off-site rental units and 4 off-site homeownership units; and Phase V - 100 elderly units. Phase I (Ashley Midtown) was completed in 2004. Integral Properties LLC, the master developer has revised the construction deadline and the remaining phases are scheduled to be completed by end of 2007.
Provide replacement vouchers for demolition of Fellwood Homes and Fellwood Homes Annex and on an as needed basis through 03/31/2009.	303 replacement vouchers have been approved in conjunction with the demolition of Fellwood Homes and Fellwood Homes Annex.
<b>Goal: Increase Assisted Housing Choices</b>	
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.	Voucher mobility counseling is provided for all families entering the Housing Choice Voucher program. Individual counseling is provided on an as needed basis.
Provide program information through outreach efforts to 50 potential landlords annually; bring 10% of those on as new landlords under the Section 8 Program.	Approximately sixty-eight (68) new landlords entered the Housing Choice Voucher program between 4/01/06-9/30/06.
Maintain voucher homeownership program through 03/31/2009.	The homeownership program is currently operating and 14 participants have become homeowners since the program began in 2003.
Implement Freddie Mac Lease Purchase Plus Program in Savannah and Chatham County.	On May 4, 2005, the Board of Commissioners adopted a resolution authorizing the issuance of revenue bonds to establish the "Savannah-Chatham Lease Purchase Program". The application for the new program has been submitted to Freddie Mac and is pending approval.
Maintain site-based waiting lists for all public housing neighborhoods.	Site based waiting lists have been implemented for each public housing neighborhood.
<b>Goal: Improve Community Quality Of Life And Economic Vitality</b>	
Increase the number of working families from 49% to 65% by 03/31/2009.	The percentage of employed families residing in public housing has decreased to 39% due to over 95% of our applicants having incomes below the Extremely Low Income limit established by HUD. The goal is to increase the number of employed families to 42% by 03/31/2006.

Continue collaborative relationship with the Savannah Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.	The Safety and Crime Prevention meetings with the Savannah Police Department and other enforcement agencies are held monthly as well as on an as needed basis. These meetings promote the safety and well being of HAS residents and provide HAS and SPD the opportunity to collaborate on a number of policies, programs and problem solving tactics.
Once constructed, "The Veranda" has been designated as an elderly development.	"The Veranda" is almost 90% complete; occupancy scheduled to begin December 1, 2006.
Provide drug, alcohol, and/or crisis intervention counseling to 400 public housing families annually.	As of October 2006, Prevention programming/crisis intervention and/or alcohol and drug counseling had been provided to over 400 public housing residents.
<b>Goal: Promote Self-Sufficiency And Asset Development Of Families And Individuals.</b>	
Increase the percentage of families with employed family members from 49% to 65% by 03/31/2009.	The percentage of employed families residing in public housing has decreased to 39% due to over 95% of our applicants having incomes below the Extremely Low Income limit established by HUD. The goal is to increase the number of employed families to 42% by 3/31/06.
Construct day care facility for residents' children to be located in close proximity to the Neighborhood Resource Center which provides job skills and self sufficiency training for residents by 2007.	As of 09/30/2005, no development or construction activities have begun.
Maintain Memorandum of Understanding with Chatham County Department of Family and Children Services.	A Memorandum of Understanding executed between HAS and the Chatham County Department of Family & Children Services has been renewed for this year, and will continue to be renewed annually.
Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.	41% of HAS families have been referred to job training opportunities and/or employment programs. Retention rates are continuously being researched.
Maintain contract for Senior Companion Program with Senior Citizens, inc. by 03/31/2009.	A contract between HAS and Senior Citizens, Inc. was renewed and will continue to be renewed annually. A new agreement also allows Senior Citizens to utilize the state of the art kitchen at the Neighborhood Resource Center for preparation of meals for the Meals on Wheels Program.

Negotiate contract with the Economic Opportunity Authority (EOA) for Retired Services Volunteer Program (RSVP) for homebound families by 03/31/2009.	A Memorandum of Understanding has been executed between HAS and EOA and will be renewed annually.
Maintain contracts with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. by 03/31/2009.	HAS has arranged transportation services for elderly and disabled families with the following community resources: Teleride, Adult Protective Services, Community Care, Golden Age Transportation, Kay's Transportation, Senior Citizens, Inc., and the Kroger Bus.
Maintain the number of active participants in the Section 8 Family Self-Sufficiency Program of 205 participants, less the number of graduates, annually through 03/31/2009.	As of 09/30/2006, the Family Self Sufficiency program is 100% utilized. There are currently 179 active program participants.
Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 03/31/2009.	During the period of 4/01/06-9/30/06, 22 out of 201 program participants graduated from the Family Self Sufficiency program. A total of 66 participants have graduated since the inception of the program.
Develop and implement a Family Self-Sufficiency Program for public housing by 03/31/2007.	HAS will continue to promote self sufficiency by providing employment and training services through community partnerships. We expect to have the program implemented no later than 03/31/2007.
<b>Goal: Ensure Equal Opportunity And Affirmatively Further Fair Housing</b>	
Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.	HAS continues to comply with the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin.
Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.	All public housing units are inspected annually and maintained in conditions equivalent to or exceeding HUD's Uniform Physical Conditions Standards.
Maintain the number of handicapped units at 5% and the number of hearing-impaired units by 2%.	As of 09/30/2006, HAS has maintained the number of handicapped units at 4.4% and the number of hearing-impaired units at 2.5%.

# **Attachment “M”**

## **Deconcentration and Income Mixing Questions**

**Component 3, (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:

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

# **Attachment “N”**

## **Definition of Substantial Deviation and Significant Amendment**

## **DEFINITION OF SIGNIFICANT AMENDMENT /SUBSTANTIAL DEVIATION**

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

# **Attachment “O”**

## **Assessment of Demographic Changes in Public Housing Developments with Site-Based Waiting Lists**

**ASSESSMENT IN DEMOGRAPHIC CHANGES  
IN PUBLIC HOUSING**

<b>Neighborhood</b>	<b>Average Income</b>	<b>Average Rent</b>	<b>Average Family Size</b>	<b>Minority Population</b>
Edgar Blackshear Homes (2005)	\$11,204	\$128.56	2.74	100%
Edgar Blackshear Homes (2006)	\$11,388	\$132.49	2.70	100%
Simon Frazier Homes (2005)	\$7,414	\$61.76	3	100%
Simon Frazier Homes (2006)	\$8,354	\$76.62	3.04	98.5%
Robert Hitch Village (2005)	\$6,898	\$53.58	3.04	99.8%
Robert Hitch Village (2006)	\$7,253	\$51.72	2.98	99.9%
Herbert Kayton Homes (2005)	\$7,122	\$67.57	2.82	99.1%
Herbert Kayton Homes (2006)	\$8,423	\$82.69	2.85	99.3%
Pickens Patterson Terrace (2005)	\$8,443	\$119.65	2.09	93.1%
Pickens Patterson Terrace (2006)	\$8,982	\$116.24	1.97	92%
Single Family Homes (2005)	\$16,123	\$219.94	4.04	97.7%
Single Family Homes (2006)	\$17,394	\$225.51	4.07	100%
Horace Stillwell Towers (2005)	\$8,662	\$127.77	1.03	76.8%
Horace Stillwell Towers (2006)	\$9,432	\$142.96	1.03	75.7%
Fred Wessels Homes (2005)	\$6,871	\$57.10	2.44	99.7%
Fred Wessels Homes (2006)	\$7,378	\$60.68	2.42	99.5%
Yamacraw Village (2005)	\$6,481	\$47.63	2.75	99.7%
Yamacraw Village (2006)	\$6,363	\$36.97	2.63	99.5%
Ashley Midtown (2006)	\$14,903	\$215.47	2.90	99.5%
All Neighborhoods (2005)	\$7,722	\$77.01	2.6	98.3%
All Neighborhoods (2006)	\$8,606	\$87.60	2.58	98.1%

# **Attachment ‘P’**

## **Section 8 PHA Project Based Vouchers Statement**

## **SECTION 8 PROJECT BASED VOUCHERS STATEMENT**

The Housing Authority of Savannah will provide Project Based Section 8 Vouchers as outlined in the Section 8 Administrative Plan. The Project Based Section 8 Voucher Program was adopted by the Board of Commissioners on September 10, 2001.

The Housing Authority has determined that project-basing is an appropriate option because it will assist in increasing the overall utilization rate for its Section 8 Program. Project-basing will also enable tenants to eliminate time consuming housing searches and to find housing guaranteed to be convenient to various services.

The number of project based units made available will be “equal to 20% of the total funding available under the Annual Contributions Contract (ACC) for tenant based assistance (Housing Choice Voucher funding), equivalent to 20% of the baseline units established by HUD.”

All new Project Based Assistance agreements... “must be for units located in census tracts with poverty rates of less than 20%, unless the Housing Authority of Savannah secures an exception from HUD.” The Housing Authority of Savannah has determined that entering into a Housing Assistance Payments Contract for Project Based Assistance is consistent with the Annual Plan and HUD requirements of “deconcentrating poverty and expanding housing and economic opportunities.”