PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2007

(January 1, 2007 – December 31, 2007)

PHA Name:

Housing Authority of the City of Washington

GA 144

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Washington
PHA Number: GA144

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

☐ **Public Housing and Section 8** ☐ **Section 8 Only** ☒ **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units: **119**
Number of S8 units:

☐ 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:				

PHA Plan Contact Information:

Name: **Vivian Walker, Executive Director** Phone: **706 678-3261**
TDD: **GA Relay Service: 1-800-255-0056** Email (if available): **hacw@nu-z.net**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.
If yes, select all that apply:
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

☐ 1. Site-Based Waiting List Policies **(Not Applicable)**
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
☒ 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
☐ 3. Section 8(y) Homeownership **(Not Applicable)**
903.7(k)(1)(i) Statement of Homeownership Programs
☐ 4. Project-Based Voucher Programs **(Not Applicable)**
☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
☒ 6. Supporting Documents Available for Review
☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report **(FY 2007)**
☒ 8. Capital Fund Program 5-Year Action Plan
☒ 9. Attachments**:**

Attachment A: Capital Fund Program FY 2006 Annual Statement
Attachment B: Capital Fund Program FY 2005 P & E Report
Attachment C: Capital Fund Program FY 2004 P & E Report
Attachment D: Violence Against Women Act (VAWA) Report
Attachment E: Executive Summary

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:
Form HUD-50070, *Certification for a Drug-Free Workplace;*
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and
Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year – Not Applicable

1. Has the PHA operated one or more site-based waiting lists in the previous year? **NO**. If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	**Date Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL**	**Percent change between initial and current mix of Racial, Ethnic, or Disability demographics**

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year – Not Applicable

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 next component.

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

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

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   - ☐ PHA main administrative office
   - ☐ All PHA development management offices
   - ☐ Management offices at developments with site-based waiting lists
   - ☐ At the development to which they would like to apply
   - ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: 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:

5. ☐ Yes ☒ No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

   ☐ low utilization rate for vouchers due to lack of suitable rental units
   ☐ access to neighborhoods outside of high poverty areas
   ☐ other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

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

☐ The PHA has based its statement of needs of families on its waiting lists 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)

- The Housing Authority of the City of Washington will continue to provide a drug free workplace.
- The Housing Authority of the City of Washington will continue to maintain its public housing units in a decent, safe and sanitary condition.
- The Housing Authority of the City of Washington has successfully eliminated the risk of lead based paint poisoning in all of its public housing units.
- The Housing Authority of the City of Washington will continue to renovate its public housing units utilizing Capital Fund Program funds provided by HUD.
- The Housing Authority of the City of Washington will continue to meet the special needs of families with disabilities by providing reasonable accommodation and accessible housing in the public housing program.
- The Housing Authority of the City of Washington will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the City of Washington.

☐ Other: (list below)

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

While none of the priorities and activities outlined in the State of Georgia's Consolidated Plan use public housing funds, they do parallel the mission, goals, and objectives of the Housing Authority of the City of Washington.

Our agency is part of the entire effort undertaken by the City of Washington and the State of Georgia to address our jurisdiction's affordable housing needs. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. If the opportunity arises, we will work with local partners to try and meet any identified needs.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
NA	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*;	5 Year and Annual Plans
X	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
NA	*Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.*	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☒ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) **(The Housing Authority was exempt in Fiscal Year 2005)**	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
		and Operations
NA	Any policies governing any Section 8 special housing types ☐ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs ☒ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
NA	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident on the Governing Board	Annual Plan
X	Resident Advisory Board	Annual Plan
X	Definition of Substantial Deviation	Annual Plan
NA	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
Housing Authority of the City of Washington	Capital Fund Program Grant No: **GA06P144 50-107** Replacement Housing Factor Grant No:	**2007**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	165,301			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**165,301**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: **Housing Authority of the City of Washington**		**Grant Type and Number** Capital Fund Program Grant No: **GA06P144 50-107** Replacement Housing Factor Grant No:				**Federal FY of Grant:** **2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	1406						
	P H Operations		Lump Sum	165,301				
	Subtotal Acct 1406			**165,301**				
	Grand Total			**165,301**				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part III: Implementation Schedule**							
PHA Name: **Housing Authority of the City of Washington**			**Grant Type and Number** Capital Fund Program No: **GA06P144 50-107** Replacement Housing Factor No:			**Federal FY of Grant:** **2007**	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	09/30/09			09/30/11			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: **Housing Authority of the City of Washington**				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: **2008** PHA FY: **01/01/2008 – 12/31/2008**	Work Statement for Year 3 FFY Grant: **2009** PHA FY**: 01/01/2009 – 12/31/2009**	Work Statement for Year 4 FFY Grant: **2010** PHA FY: **01/01/2010 – 12/31/2010**	Work Statement for Year 5 FFY Grant: **2011** PHA FY: **01/01/2011 – 12/31/2011**
	Annual Statement				
HA Wide		126,012	137,312	165,301	165,301
GA144-1					
GA144-2					
GA144-3					
GA144-4		19,289			
GA144-6		20,000	27,989		
CFP Funds Listed for 5-year planning		**165,301**	**165,301**	**165,301**	**165,301**
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

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

Activities for Year 1	Activities for Year: __2__ FFY Grant: **2008** PHA FY: **01/01/2008 – 12/31/2008**			Activities for Year: _3__ FFY Grant: **2009** PHA FY: **01/01/2009 – 12/31/2009**		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**HA Wide**	**Operations (1406)**		**HA Wide**	**Operations (1406)**	
Annual		P H Operations	32,212		P H Operations	40,312
Statement						
	HA Wide	**Management Improvements (1408)**		**HA Wide**	**Management Improvements (1408)**	
		Software upgrades; staff training; conferences; agency plan	7,000		Software upgrades; staff training; conferences; agency plan	7,000
		Install new hot water heater jackets	1,800			
	HA Wide	**Site Improvements (1450)**		**HA Wide**	**Site Improvements (1450)**	
		Sidewalk upgrades; new sidewalks; install patios; construct picnic areas; general landscaping; fencing	50,000		Sidewalk upgrades; new sidewalks; install patios; construct picnic areas; general landscaping; fencing	50,000
	HA Wide	**Non Dwelling Equipment (1475)**		**HA Wide**	**Dwelling Equipment (1465.1)**	
		Replace/ upgrade office furniture & equipment; computer hardware; maintenance equipment	15,000		Replace ranges and refrigerators: estimate 50 units	40,000
		Install covered parking for maintenance vehicles/storage	20,000			
		Total HA Wide	**126,012**		**Total HA Wide**	**137,312**
	GA 144-4 Meadow Crest Apts 36 units	**Dwelling Structures (1460)**		**GA 144-6 Anderson Village 25 units**	**Dwelling Structures (1460)**	

8. Capital Fund Program Five-Year Action Plan

		Replace bath sinks & faucets with vanity and new faucets; replace tubs and faucets; replace toilets; install new floors; install new tub surrounds @ 800 per unit	19,289		Install vinyl siding, soffits on 25 units @1,500 per unit	27,989
		Total GA 144-4	**19,289**		**Total GA 144-6**	**27,989**
	GA 144-6 Anderson Village 25 units	**Dwelling Structures (1460)**				
		Replace bath sinks & faucets with vanity and new faucets; replace tubs and faucets; replace toilets; install new floors; install new tub surrounds @ 800 per unit	20,000			
		Total GA 144-6	**20,000**			
Total CFP Estimated Cost			**165,301**			**165,301**

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: __4__ FFY Grant: **2010** PHA FY: **01/01/2010 – 12/31/2010**			Activities for Year: _5__ FFY Grant: **2011** PHA FY: **01/01/2011 – 12/31/2011**		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA Wide	**Operations (1406)**		**HA Wide**	**Operations (1406)**	
	P H Operations	40,812		P H Operations	40,812
HA Wide	**Management Improvements (1408)**		**HA Wide**	**Management Improvements (1408)**	
	Software upgrades; staff training; conferences; agency plan	7,000		Software upgrades; staff training; conferences; agency plan	7,000
HA Wide	**Site Improvements (1450)**		**HA Wide**	**Site Improvements (1450)**	
	Sidewalk upgrades; new sidewalks; install patios; construct picnic areas; general landscaping; fencing	40,489		Sidewalk upgrades; new sidewalks; install patios; construct picnic areas; general landscaping; fencing	40,489
	Begin replacement of sanitary sewer lines at GA144-1,2,3	77,000		Replacement of sanitary sewer lines at GA144-1,2,3	77,000
Total CFP Estimated Cost		**165,301**			**165,301**

Attachment A

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of the City of Washington	Capital Fund Program Grant No: **GA06P14450-106** Replacement Housing Factor Grant No:	**2006**

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,427			
3	1408 Management Improvements	7,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	137,874			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**165,301**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: **Housing Authority of the City of Washington**		**Grant Type and Number** Capital Fund Program Grant No: **GA06P14450-106** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	1406						
	P H Operations		LS	14,427				
	Subtotal Acct 1406			**14,427**				
HA Wide	**Management Improvements**	1408						
	Software upgrades; staff training; Conferences; agency plan preparation		LS	7,000				
	Subtotal Acct 1408			**7,000**				
	Dwelling Structures	1460						
GA144-6 Anderson Village	Termite treatment of buildings		2 Bldgs	1,489				
GA144-4 Meadow Crest Apts	Termite treatment of buildings		19 Bldgs	16,385				
GA144-6 Anderson Village	Replace windows and install heavy duty screen doors		25 units	35,000				
GA144-6 Anderson Village	Replace roofs on 10 buildings; add gable porch roof with supports		10 Bldgs	85,000				
	Subtotal Acct 1460			**137,874**				
HA Wide	**Non Dwelling Equipment**	1475						
	Purchase color copier		1	6,000				
	Subtotal Acct 1475			**6,000**				
	Grand Total			**165,301**				

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

PHA Name: **Housing Authority of the City of Washington**	**Grant Type and Number** Capital Fund Program No: **GA06P14450-106** Replacement Housing Factor No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	07/17/08			07/17/10			
GA 144-1							
GA 144-2							
GA 144-3							
GA 144-4	07/17/08			07/17/10			
GA 144-6	07/17/08			07/17/10			

Attachment B

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of the City of Washington	Capital Fund Program Grant No: **GA06P 144 50-105** Replacement Housing Factor Grant No:	**2005**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/06** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	13,927		13,927.00	13,927.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	88,500		-0-	-0-
10	1460 Dwelling Structures	44,385		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,000		10,000.00	-0-
13	1475 Nondwelling Equipment	18,000		10,000.00	3,598.22
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**174,812**		**33,927.00**	**17,525.22**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: **Housing Authority of the City of Washington**	**Grant Type and Number** Capital Fund Program Grant No: **GA06P 144 50-105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	**Operations**	1406						
	P H Operations			13,927		13,927.00	13,927.00	Complete
	Subtotal Acct 1406			**13,927**		**13,927.00**	**13,927.00**	
	Site Improvements	1450						
GA144-2 Maple Square	Construct off street resident parking		40 units	65,000		-0-	-0-	Planned
GA144-1 Gresham Court	Resurface parking spaces; repair/replace sidewalks at 10 dwelling units and maintenance building; landscaping		LS	11,000		-0-	-0-	Planned
GA144—3 Andrews Court; Independence Apts	Repair one driveway at Andrews Ct; Replace driveways at 4 units at Independence Apts.; landscaping		LS	12,500		-0-	-0-	Planned
	Subtotal Acct 1450			**88,500**		**-0-**	**-0-**	
	Dwelling Structures	1460						
GA144-4 Meadowcrest Apts.	Balance of cost to replace roofs; add new front porches with gable roofs and supports/railings		36 units 19 Bldgs	16,385		-0-	-0-	Planned
GA144-4 Meadowcrest Apts.	Insulate attic spaces in 36 dwelling units and 1 non dwelling building		LS	28,000		-0-	-0-	Planned
	Subtotal Acct 1460			**44,385**		**-0-**	**-0-**	
HA Wide	**Non Dwelling Structures**	1470						
	Upgrade office building to meet Sec 504/ADA requirements; replace roof shingles;			10,000		10,000.00	-0-	Planned

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

PHA Name: **Housing Authority of the City of Washington**		**Grant Type and Number** Capital Fund Program Grant No: **GA06P 144 50-105** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1470			**10,000**		**10,000.00**	**-0-**	
HA Wide	**Non Dwelling Equipment**	1475	L S					
	Purchase computer hardware & office equipment; office furniture			10,000		10,000.00	3,598.22	Underway
	Replace/upgrade lawn mower with mulching mower			8,000		-0-	-0-	Planned
	Subtotal Acct 1475			**18,000**		**10,000.00**	**3,598.22**	
	Grand Total			**174,812**		**33,927.00**	**17,525.22**	

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

PHA Name: **Housing Authority of the City of Washington**	**Grant Type and Number** Capital Fund Program No: **GA06P 144 50-105** Replacement Housing Factor No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	08/13/07			08/13/09			
GA144-1	08/13/07			08/13/09			
GA144-2	08/13/07			08/13/09			
GA144-3	08/13/07			08/13/09			
GA144-4	08/13/07			08/13/09			

Attachment C

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of the City of Washington	Capital Fund Program Grant No: **GA06 P144 50-104** Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 06/30/06** ☐ **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				
2	1406 Operations	48,942	48,942.00	48,942.00	48,942.00
3	1408 Management Improvements	3,000	3,000.00	3,000.00	1,765.79
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	140,400	140,400.00	140,400.00	69,354.68
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,000	12,000.00	12,000.00	12,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**204,342**	**204,342.00**	**204,342.00**	**132,062.47**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: **Housing Authority of the City of Washington**		**Grant Type and Number** Capital Fund Program Grant No: **GA06 P144 50-104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406						
HA Wide	Public Housing operations			48,942	48,942.00	48,942.00	48,942.00	100%
	Subtotal Acct 1406			**48,942**	**48,942.00**	**48,942.00**	**48,942.00**	
HA Wide	**Management Improvements**	1408						
	Upgrade computer software			3,000	3,000.00	3,000.00	1,234.21	Underway
	Subtotal Acct 1408			**3,000**	**3,000.00**	**3,000.00**	**1,234.21**	
	Site Improvements	1450						
GA144-1	Landscaping; repair/replace sidewalks, parking bays		Lump Sum					Deferred to 2005
GA144-2	Landscaping; construct off-street parking;		Lump Sum					Deferred to 2005
GA144-3	Repair driveways; landscaping; repair sidewalks		Lump Sum					Deferred to 2005
GA144-4	Landscaping; fencing; repair & replace sidewalks & patios		Lump Sum					Deferred to 2005
	Subtotal Acct 1450							

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

PHA Name: **Housing Authority of the City of Washington**		**Grant Type and Number** Capital Fund Program Grant No: **GA06 P144 50-104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
GA144-1	Replace roofs		4 Bldgs	0	13,845.00	13,845.00	0	100%
GA144-1	Upgrade electrical systems		8 units	14,400	19,200.00	14,400.00	19,200.00	100%
GA144-1	Install new HVAC System		8 units	16,000	16,784.00	16,000.00	16,784.00	100%
GA144-1	Modernize kitchens		5 units	0	12,650.00	12,650.00	0	Deferred
GA144-4	Replace roofs; add new front porches with gable roofs and supports/railings		36 units 18 Bldgs	110,000	77,921.00	77,921.00	33,370.68	Underway
	Subtotal Acct 1460			**140,400**	**140,400.00**	**140,400.00**	**69,354.68**	
	Dwelling Equipment	1465.1						
GA144-1	Replace water heaters		10 units					Deferred
	Replace ranges		10 units					Deferred
	Subtotal Acct 1465.1							
HA Wide	**Non Dwelling Equipment**	1475	Lump Sum					
	Purchase computer hardware			7,000	7,000.00	7,000.00	7,000.00	Complete
	Purchase office furniture			5,000	5,000.00	5,000.00	5,000.00	Complete
	Subtotal Acct 1475			**12,000**	**12,000.00**	**12,000.00**	**12,000.00**	
	Grand Total			**204,342**	**204,342.00**	**204,342.00**	**132,062.47**	

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

PHA Name: **Housing Authority of the City of Washington**	**Grant Type and Number** Capital Fund Program No: **GA06 P144 50-104** Replacement Housing Factor No:	**Federal FY of Grant:** **2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	09/13/06		09/30/04	09/13/08			
GA 144-1	09/13/06		09/30/04	09/13/08			
GA 144-2	09/13/06		09/30/04	09/13/08			
GA 144-3	09/13/06		09/30/04	09/13/08			
GA 144-4	09/13/06		09/30/04	09/13/08			

Attachment D

Housing Authority of the City of Washington

Annual Plan
Fiscal Year 01/01/2007 – 12/31/2007

Violence Against Women Act Report

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

> **Through cooperation with the local domestic violence agency and City of Washington Police Department, any cases of violence as described are referred for assistance. The local domestic violence agency is SAFE Homes, a domestic violence intervention center, located in Augusta, GA.**

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

> **SAFE Homes' domestic violence program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.**
>
> **For persons already living in a Housing Authority unit who become victims as described, these are referred to police and SAFE Homes program for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.**

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

> **The same methods as described herein, making referrals to SAFE Homes for counseling and support services and attempting to enforce orders of protection with the cooperation of Police Department personnel, are used.**

Attachment E

Housing Authority of the City of Washington

Annual Plan
Fiscal Year 01/01/2007 – 12/31/2007

Executive Summary

The Housing Authority of the City of Washington promotes safe and affordable housing, economic opportunity, and a suitable living environment for the families that we serve, without discrimination.

We strive to offer a sustained level of housing and services in the face of continued budget cuts. Our major initiative is to continue the systematic assessment and renovation of our housing stock and implementation of Asset Management. We must continue to provide housing that is decent, safe, sanitary and in good repair but is also responsive to needs of the jurisdiction. Along these same lines, we need to be competitive with the local market for amenities and services.

Following are a few components of our Annual Plan that are either not mentioned elsewhere in the Plan Template or that warrant further reference:

SUMMARY OF POLICY CHANGES

We have made the following changes to our policies based on changes in statutes and/or HUD regulations that have occurred in the past year.

- ***ADMISSIONS AND CONTINUED OCCUPANCY POLICY:***

  Verification requirements for the Medicare Prescription Drug Program

In addition we are making the following discretionary changes to our policies effective 1/1/2007:

- ***ADMISSIONS AND CONTINUED OCCUPANCY POLICY:***

  Change number of hours needed to be engaged in a work activity to be exempt from community service requirements – Change from 10 hours per week to 8 hours per month