

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

PHA Plans

Housing Authority of Savannah

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: 04/01/2008

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 (**1407 Wheaton Street, Savannah, GA**)
- PHA development management offices (**all management offices**)
- PHA local offices (**200 East Broad Street, Savannah, GA**)
- 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)

PHA Plan Supporting Documents are available for inspection at:

- Main business office of the PHA (**1407 Wheaton 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 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)
In order assist victims of domestic violence as outlined in the Violence Against Women Act, execute a Memorandum of Understanding between HAS and Safe Shelter by 01/01/2008.

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 2008
[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, 2008 – March 31, 2009). 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 2008, 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.

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:

- | | | |
|----------|-------------------------------------|---|
| A | <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration |
| B | <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program Annual Statement |
| C | <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program 5-Year Action Plan |
| D | <input checked="" type="checkbox"/> | Program and Evaluation Reports 2003-2007 |
| | <input type="checkbox"/> | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |
| E | <input checked="" type="checkbox"/> | List of Resident Advisory Board Members |
| F | <input checked="" type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) |
| G | <input checked="" type="checkbox"/> | List of Resident Board Member |
| H | <input checked="" type="checkbox"/> | 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
- Q** Violence Against Women Act (VAWA) Statement
- R** Temporary Unit Removal Request

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
N/A	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
N/A	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	13,871	5	5	4	3	3	5
Income >30% but <=50% of AMI	8734	4	5	4	3	3	5
Income >50% but <80% of AMI	4110	4	4	4	2	3	4
Elderly	6890	3	4	2	2	2	2
Families with Disabilities	8990	5	5	3	5	2	2
Black (all incomes)	26,280	4	4	4	2	3	4
White (all incomes)	23,422	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: **3-5 Year Strategic Plan (2007 DRAFT)**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: **2006**
- 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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<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	843		1040
Extremely low income <=30% AMI	783	92.9%	
Very low income (>30% but <=50% AMI)	47	5.8%	
Low income (>50% but <80% AMI)	10	1.3%	
Families with children	414	49.1%	
Elderly families	23	2.7%	
Families with Disabilities	122	14.5%	
Black	779	92.4%	
White	64		
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	173	20.5%	
2 BR	457	54%	
3 BR	181	21.5%	
4 BR	27	3.2%	

Housing Needs of Families on the Waiting List			
5 BR	5	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	3089		
Extremely low income <=30% AMI	2546	82.4%	
Very low income (>30% but <=50% AMI)	439	14.2%	
Low income (>50% but <80% AMI)	74	2.4%	
Families with children	1998	64.7%	
Elderly families	83	2.7%	
Families with Disabilities	356	11.5%	
Black	2942	95.2%	
White	140	4.5%	
Other	7	0.3%	

Housing Needs of Families on the Waiting List			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 13 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes Age 62+ Applicants for Project-Based Vouchers			

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)

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$6,300,500	
b) Public Housing Capital Fund	\$3,673,929	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$11,152,655	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$68,640	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization #100	1,721,833	Other – Mixed Finance Administrative & Fees
3. Public Housing Dwelling Rental Income		
Dwelling Rents	\$167,500	
Excess Utilities		
Maintenance Charges & Other	\$20,000	
4. Other Income (list below)		
Non-Dwelling Rentals	\$130,500	
Investment, Public Housing	\$254,000	
Investment, Section 8	\$540,779	
5. Non-federal sources (list below)		
Region Board		
Abstinence Grant		
Total resources	\$24,030,336	

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)

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)

(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 pace 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)

1 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
 - 1 Those enrolled currently in educational, training, or upward mobility programs
 - 1 Households that contribute to meeting income goals (broad range of incomes)
 - 1 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 Asset 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)

Applications are only accepted via the internet when the Waiting List is open. HAS partners with various community agencies to ensure the public has computer access.

(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)**

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.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

f. Rent re-determinations:

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

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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	2290	312
Section 8 Vouchers	1583	176
Section 8 Certificates		
Section 8 Mod Rehab Chatham Apartments: Single Room	172	56
Occupancy:	37	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Shelter Plus Care:	80	20
Family Unification:	22	6
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

ADMISSIONS 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. Planned revision in 02/2008.*

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, Public Housing and Housing Choice Voucher Program Confidentiality and Privacy Policy, and Facilities Management Uniform Guidelines are incorporated into this document. *Adopted by the Board of Commissioners 10/03/2007; 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; Public Housing and Housing Choice Voucher Program Confidentiality and Privacy Policy adopted 10/03/2007.*

HOUSING AUTHORITY OF SAVANNAH PROCUREMENT POLICY. *Adopted by the Board of Commissioners 06/06/2007.*

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. Planned revision in 02/2008.*

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
Section 8 Office
200 East Broad 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**
Simon Frazier Homes
Herbert Kayton Homes

- 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.)

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

Demolition/Disposition Activity Description	
1a. Development name:	Fellwood Homes
1b. Development (project) number:	GA002001
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:	05/09/2007
5. Number of units affected:	0
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (demolished development - vacant land)
7. Timeline for activity:	a. Actual or projected start date of activity: pending HUD approval b. Projected end date of activity: pending HUD approval

Demolition/Disposition Activity Description	
1a. Development name:	Fellwood Homes Annex
1b. Development (project) number:	GA002005
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:	05/09/2007
5. Number of units affected:	0
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (demolished development - vacant land)
7. Timeline for activity:	a. Actual or projected start date of activity: pending HUD approval b. Projected end date of activity: pending HUD approval

Demolition/Disposition Activity Description	
1a. Development name:	Herbert Kayton Homes
1b. Development (project) number:	GA002010
2. Activity type:	Demolition <input checked="" 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:	02/01/2008
5. Number of units affected:	32
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: pending HUD approval b. Projected end date of activity: pending HUD approval

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.

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

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

A. Public Housing

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

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

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

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

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Resident Services Program 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	Public housing
Job Training Unlimited JTU provides year round part-time jobs to public housing teens.	Available to all teens 14 years and older	NA	referral	Public housing
Economic Opportunity Authority (EOA) Certified Housing Counselors Program 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	referral	Public housing and Section 8
Georgia Dept. of Labor One Stop Center 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 Neighborhood Resource Center, GA Department of Labor	Public housing and Section 8
Chatham County Department of Family and children Services (DFACS) 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	referral	Public housing and Section 8
Savannah Poverty Reduction Initiative HAS is in partnership with the above initiative providing on site skills training.	Available to all residents	Pursuant to MOU	Neighborhood Resource Center	Public housing

EOA Headstart Program Childcare program.	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing
Senior Citizens, Inc. Offers a variety of services to the senior population including various classes, training and support services. Also provides hot meals to seniors through Meals on Wheels.	Undetermined	N/A	Referral; Meals on Wheels located at Neighborhood Resource Center.	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of:09/30/07)
Public Housing	0	0
Section 8	189	189

- 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 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)

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)

HAS 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 has fully converted all of its public housing stock to asset management in Fiscal Year 2007. 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 2008 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 "F".

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 City Council 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: “Abundant financial resources for the development and retention of quality affordable rental, homeowner, and special needs housing.”

Goal HS2: “A city in which there is an ample supply of housing in good condition for low- and moderate-income households.”

Goal HS4: “All elderly residents and disabled residents have access to appropriate housing to meet their individual needs, including supportive

housing, assisted living housing, personal assistance and housing modifications.”

Goal HM1: “A community free of homelessness.”

Goal ED2: “A City with attractive and economically viable corridors in targeted neighborhoods.”

Goal ED4: “A city with more households living above the poverty level.”

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 2008 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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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	365,000.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	523,750.00	0.00	0.00	0.00
10	1460 Dwelling Structures	2,676,179.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	12,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	85,000.00	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
21	Amount of Annual Grant: (sum of lines.....)	3,673,929.00	0.00		
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	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: GA06P00250107			2008			
		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	
Yamacraw Village GA06P002002	1406 Operations	1406		2,160.00				
	Administration	1410		49,500.00				
	Fringe Benefits	1410		16,200.00				
	Site Improvements (Lawncare/Landscaping)	1450	1	49,500.00				
	Repair/replace Playground equipment	1450	1	80,000.00				
	Pest Control	1460	315	20,000.00				
	Doorbells/knockers	1460	315	40,000.00				
	Kitchen Cabinets - replace	1460	315	400,000.00				
	Computer Hardware & Software Upgrades	1475	1	15,300.00				
Subtotal				672,660.00	0.00	0.00	0.00	
Fred Wessels GA06P002004	Operations	1406		1,800.00				
	Administration	1410		41,250.00				
	Fringe Benefits	1410		13,500.00				
	Site Improvements (Lawncare/Landscaping)	1450		41,250.00				
	Pest Control	1460	250	18,000.00				
	Central HVAC Installation	1460	250	300,000.00				
	Security Screens	1460	250	40,000.00				
	Computer Hardware & Software Upgrades	1475		12,750.00				
Subtotal				468,550.00	0.00	0.00	0.00	
Hitch Village GA06P002007	Operations	1406		2,280.00				
	Administration	1410		52,250.00				
	Fringe Benefits	1410		17,100.00				
	Site Improvements (Lawncare/Landscaping)	1450	337	52,250.00				
	Pest Control	1460	337	22,000.00				
	Central HVAC Installation (partial)	1460	337	539,503.00				
	Computer Hardware & Software Upgrades	1475		16,150.00				
Subtotal				701,533.00	0.00	0.00	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:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Savannah		Capital Fund Program No: GA06P00250108			2007			
		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	
Kayton Homes GA06P002010	Operations	1406		1,080.00				
	Administration	1410		24,750.00				
	Fringe Benefits	1410		8,100.00				
	Site Improvements (Lawncare/Landscaping)	1450		24,750.00				
	Pest Control	1460	164	15,000.00				
	Computer Hardware & Software Upgrades	1475		7,650.00				
Subtotal				81,330.00	0.00	0.00	0.00	
Frazier Homes	Operations	1406		1,680.00				
	Administration	1410		38,500.00				
	Fringe Benefits	1410		12,600.00				
	Site Improvements (Lawncare/Landscaping)	1450		38,500.00				
	Pest Control	1460	236	15,000.00				
	Computer Hardware & Software Upgrades	1475		11,900.00				
Subtotal				118,180.00	0.00	0.00	0.00	
Stillwell Towers GA06P002012B	Operations	1406		1,440.00				
	Administration	1410		33,000.00				
	Fringe Benefits	1410		10,800.00				
	Site Improvements (Lawncare/Landscaping)	1450		33,000.00				
	Pest Control	1460	210	15,000.00				
	Interior Wall Painting/Repairs (Phase II)	1460	210	208,500.00				
	Vinyl Floor Replacement (Phase II)	1460	210	181,176.00				
	Computer Hardware & Software Upgrades	1475		10,200.00				
Subtotal				493,116.00	0.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
Blackshear Homes GA06P002013	Operations	1406		720.00				
	Administration	1410		16,500.00				
	Fringe Benefits	1410		5,400.00				
	Site Improvements (Lawncare/Landscaping)	1450	100	22,000.00				
	Pest Control	1460	100	15,000.00				
	Computer Software & Hardware Upgrades	1475		5,100.00				
	Subtotal				64,720.00	0.00	0.00	0.00
Patterson Terrace GA06P002016	Operations	1406		480.00				
	Administration	1410		11,000.00				
	Fringe Benefits	1410		3,600.00				
	Site Improvements (Lawncare/Landscaping)	1450	76	20,000.00				
	Pest Control	1460	76	12,000.00				
	Computer Hardware & Software Upgrades	1475		3,400.00				
	Community Room Repairs/Handicap access	1470		12,000.00				
Subtotal				62,480.00	0.00	0.00	0.00	
Single Family GA06P002017	Operations	1406		360				
	Administration	1410		8,250.00				
	Fringe Benefits	1410		2,700.00				
	Computer Hardware & Software Upgrades	1475		2,550.00				
	Pest Control	1460	60	10,000.00				
	Site Improvements (Lawncare/Landscaping)	1450		150,000.00				
	Site Lighting	1450		12,500.00				
	Siding/VCT/Floor Repair	1460	60	250,000.00				
	Fascia and soffitt Exterior Repairs and Paintin	1460	60	150,000.00				
	Roofing	1460	60	425,000.00				
Subtotal				1,011,360.00	0.00	0.00	0.00	
2008 Capital Fund Program Total				3,673,929.00	0.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250108 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
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		
Yamacraw Village GA06P002002	9/13/2010			9/13/2012				
Fred Wessels GA06P002004	9/13/2010			9/13/2012				
Hitch Village GA06P2007	9/13/2010			9/13/2012				
Kayton Homes GA06P002010	9/13/2010			9/13/2012				
Frazier Homes GA06P002011	9/13/2010			9/13/2012				
Stillwell Towers GA06P002012B	9/13/2010			9/13/2012				
Blackshear Homes GA06P002013	9/13/2010			9/13/2012				
Patterson Terrace GA06P002016	9/13/2010			9/13/2012				
Single Family GA06P002017	9/13/2010			9/13/2012				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:9/30/07
 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	139,655.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	139,655.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
GA026P002	Replacement Housing Funds	1499		139,655.00				
GA026P002	Total			139,655.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250208 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:9/30/07
 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	377,093.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	377,093.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250208 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
GA026P002	Replacement Housing Funds	1499		377,093.00				
GA026P002	Total			377,093.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250208 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
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	
GA06P002							See Approved Replacement Housing Plan

Attachment “C”

FY 2008 Capital Fund Program 5-Year Action Plan

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name: HOUSING AUTHORITY OF SAVANNAH		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
Yamacraw Village GA06P002002		596,059.02	1,201,160.00	512,060.00	788,889.00
Fred Wessels GA06P002004		1,208,471.85	808,436.00	935,530.00	267,550.00
Hitch Village GA06P002007		282,023.41	583,530.00	1,178,579.00	990,230.00
Kayton Homes GA06P002010		34,329.51	273,730.00	163,480.00	
Frazier Homes GA06P002011		53,401.46	240,180.00	404,430.00	573,910.00
Stillwell Towers GA06P00212B		1,003,272.68	88,013.00	114,440.00	242,220.00
Blackshear Homes GA06P002013		32,886.34	447,720.00	294,020.00	274,020.00
CFP Funds Listed for 5 - Years Planning					
Replacement Housing Factor Funds					

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

PHA Name: HOUSING AUTHORITY OF SAVANNAH		<input checked="" type="checkbox"/> Original 5 Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
Patterson Terrace GA06P002016	Annual Statement	15,257.56		71,390.00	
Single Family Homes GA06P002017		448,227.17	31,160.00		537,110.00
CFP Funds Listed for 5 - Years Planning		3,673,929.00	1,201,160.00	512,060.00	788,889.00
Replacement Housing Factor Funds					

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 2 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	Yamacraw Village GA06P002002	Site Work	100,000.00	Frazier Homes GA09P002011	Operations	1,680.00
		Kitchen Cabinets Replacement	200,000.00		Site Improvments	38,500.00
		Repair/replace playground equipment	85,000.00		Pest Control	13,221.46
		Operations	2,160.00	Subtotal	53,401.46	
		Administration	88,000.00	Stillwell Towers GA06P00212B	Interior Wall Repairs All Floors	350,000.00
		Fringe Benefits	28,800.00		Vinyl Floor Replacement	525,000.00
		Computer/Security Upgrades	25,600.00		Operations	1,440.00
		Site Improvements	49,500.00		Administration	49,500.00
		Pest Control	16,999.02		Fringe Benefits	16,200.00
	Subtotal	596,059.02	Computer/Security Upgrades		16,800.00	
	Fred Wessels GA06P002004	HVAC Replacement	1,044,456.00	Site Improvements	33,000.00	
		Operations	1,800.00	Pest Control	11,332.68	
		Administration	66,000.00	Subtotal	1,003,272.68	
		Fringe Benefits	21,600.00	Blackshear Homes GA06P00213	Operations	720.00
		Computer/Security Upgrades	19,200.00		Site Improvments	16,500.00
		Site Improvements	41,250.00		Pest Control	15,666.34
Pest Control	14,165.85	Subtotal	32,886.34			
Subtotal	1,208,471.85	Patterson Terrace GA06P002016	Operations		480.00	
Hitch Village GA06P002007	Site Improvements (landscaping)		177,250.00	Site Improvments	11,000.00	
	Operations		2,280.00	Pest Control	3,777.56	
	Administration		52,250.00	Subtotal	15,257.56	
	Fringe Benefits		17,100.00	Single Family Homes GA06P002017	Site Lighting	43,034.00
	Computer/Security Upgrades	15,200.00	Site Work		100,000.00	
Pest Control	17,943.41	Exterior Repairs	275,000.00			
Subtotal	282,023.41	Operations	360.00			
Kayton Homes GA06P002010	Operations	1,080.00	Administration		8,250.00	
	Pest Control	8,499.51	Fringe Benefits	2,700.00		
	Site Improvements	24,750.00	Site Improvements	8,250.00		
CFP Estimated Cost	Subtotal	34,329.51	Subtotal	Subtotal	448,227.17	3,673,929.00

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 2008	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011					
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
See Annual Statement	Yamacraw Village GA06P002002	Vented Range Hoods	95,000.00	Kayton Homes GA06P002010	Privacy Fencing	32,000.00			
		Vanity for Bath Sink	157,500.00		Playground Equipment	65,000.00			
		New Porch Lights	25,000.00		Operations	1,080.00			
		Window Blinds	85,000.00		Administration	74,250.00			
		Install new floor tile	360,000.00		Fringe Benefits	24,300.00			
		New Closet Doors	235,000.00		Computer/Security Upgrades	18,400.00			
		Operations	2,160.00		Site Improvements	35,750.00			
		Administration	82,500.00		Pest Control	22,950.00			
		Fringe Benefits	27,000.00		Subtotal	273,730.00			
		Computer/Security Upgrades	24,000.00		Subtotal	1,201,160.00	Frazier Homes GA06P002011	Range Hoods Vented	75,000.00
		Site Improvements	82,500.00			Playground Equipment		125,000.00	
		Pest Control	25,500.00			Operations		1,680.00	
	Subtotal	808,436.00	Site Improvements	38,500.00		Subtotal		240,180.00	
	Fred Wessels GA06P002004	Basketball Fencing & Lighting	35,886.00	Stillwell Towers GA06P00212B	New Range Back Splash	15,973.00			
		Additional Parking	650,000.00		Install range Hood Vents	65,000.00			
		Operations	1,800.00		Operations	1440			
		Administration	41,250.00		Computer/Security Upgrades	5,600.00	Subtotal	88,013.00	
		Fringe Benefits	13,500.00		Subtotal	808,436.00	Blackshear Homes GA06P002013	Resurface Tubs	45,000.00
		Computer/Security Upgrades	12,000.00			Upgrade Kitchen Cabinets		250,000.00	
		Site Improvements	41,250.00			Floor Tile		120,000.00	
Pest Control		12,750.00	Replace Kitchen Sink			32,000.00			
Hitch Village GA06P002007	Exterior Buildings Repairs	295,000.00	Single Family GA06P002017	Operations	720.00				
	Repair Spalding Concrete Porches	85,000.00		Subtotal	447,720.00				
	Operations	2,280.00		Resurface Tubs	20,000.00				
	Administration	68,750.00		Operations	360.00				
	Fringe Benefits	22,500.00		Pest Control	2,550.00				
	Computer/Security Upgrades	20,000.00		Site Improvements	8,250.00				
	Site Improvements	68,750.00		Administration	10,950.00				
	Pest Control	21,250.00		Subtotal	31,160.00				
CFP Estimated Cost		Subtotal	583,530.00		Subtotal	3,673,929.00			

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Yamacraw Village GA06P002002	Additional Site Lighting	25,000.00	Frazier Homes GA06P002011	Repair lights in breezways	250,000.00
		Refinish bathtubs	240,000.00		Operations	1,680.00
		Site Improvements (landscaping)	149,500.00		Administration	63,250.00
		Operations	2,160.00		Fringe Benefits	20,700.00
		Administration	49,500.00		Computer/Security Upgrades	18,400.00
		Fringe Benefits	16,200.00		Site Improvements	38,500.00
		Computer/Security Upgrades	14,400.00		Pest Control	11,900.00
		Pest Control	15,300.00		Subtotal	404,430.00
	Fred Wessels GA06P002004	Subtotal	512,060.00	Stillwell Towers GA06P002012B	Operations	1,440.00
		Site Improvements - erosion control	71,250.00		Administration	33,000.00
		Replace bathroom sinks	190,000.00		Fringe Benefits	10,800.00
		Replace VCT	350,000.00		Computer/Security Upgrades	15,200.00
		Carbon monoxide detectors	140,000.00		Site Improvements	41,250.00
		Operations	4,080.00		Pest Control	12,750.00
		Administration	93,500.00		Subtotal	114,440.00
		Fringe Benefits	30,600.00		Blackshear Homes GA06P002013	Carbon monoxide detectors
	Computer/Security Upgrades	27,200.00	Landscaping site improvements	115,000.00		
	Pest Control	28,900.00	Operations	720.00		
	Hitch Village GA06P002007	Subtotal	935,530.00	Administration		16,500.00
		Carbon monoxide detectors	175,000.00	Fringe Benefits		5,400.00
Site Lighting		25,000.00	Computer/Security Upgrades	4,800.00		
Replace Cabinets & countertops		500,000.00	Site Improvements	16,500.00		
Ceiling repair		473,359.00	Pest Control	5,100.00		
Site Improvements	5,220.00	Subtotal	294,020.00			
Kayton Homes GA06P002010	Subtotal	1,178,579.00	Patterson Terrace GA06P002016	Site Lighting	45,000.00	
	Carbon monoxide detectors	130,000.00		Operations	840.00	
	Operations	1,080.00		Administration	19,250.00	
	Site Improvements	24,750.00		Fringe Benefits	6,300.00	
	Pest Control	7,650.00		Subtotal	71,390.00	
Subtotal	163,480.00	163,480.00			71,390.00	
		3,673,929.00	CFP Estimated Cost			

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

Activities for Year 1 2008	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Yamacraw Village GA06P002002	New porch light fixtures	200,000.00	Stillwell Towers GA06P00212B	Site Improvements	74,250.00
		Closet doors	441,829.00		Pest Control	19,550.00
		Operations	2,160.00		Subtotal	573,910.00
		Administration	49,500.00		Additional Site Lighting	55,000.00
		Fringe Benefits	16,200.00		New mini blinds	45,000.00
		Computer/Security Upgrades	14,400.00		Wallpaper repair	30,000.00
		Site Improvements	49,500.00		Operations	1,920.00
		Pest Control	15,300.00		Administration	34,100.00
	subtotal	788,889.00	Fringe Benefits	14,400.00		
	Fred Wessels GA06P002004	New park equipment and benches	60,000.00	Blackshear Homes GA06P002013	Computer/Security Upgrades	15,200.00
		Landscaping site improvements	85,000.00		Site Improvements	33,000.00
		Operations	1,800.00		Pest Control	13,600.00
		Administration	41,250.00		Subtotal	242,220.00
		Fringe Benefits	13,500.00		Replace mailboxes	150,000.00
		Computer/Security Upgrades	12,000.00		Landscaping site improvements	75,000.00
		Site Improvements	41,250.00		Operations	720.00
		Pest Control	12,750.00		Administration	16,500.00
	subtotal	267,550.00	Fringe Benefits	5,400.00		
	Hitch Village GA06P002007	Paint and pressure wash exterior	375,000.00	Single Family GA06P002017	Computer/Security Upgrades	4,800.00
		Replace vinyl flooring	460,000.00		Site Improvements	16,500.00
		Operations	2,280.00		Pest Control	5,100.00
		Administration	52,250.00		Subtotal	274,020.00
		Fringe Benefits	17,100.00		New screen doors	145,000.00
		Computer/Security Upgrades	15,200.00		Paint porches and front doors	160,000.00
Site Improvements		52,250.00	Landscaping site improvements		210,000.00	
Pest Control		16,150.00	Operations		360.00	
subtotal	990,230.00	Administration	8,250.00			
Frazier Homes GA06P002011	Replace vinyl flooring	375,000.00	Fringe Benefits	2,700.00		
	Operations	2,760.00	Site Improvements	8,250.00		
	Administration	63,250.00	Pest Control	2,550.00		
	Fringe Benefits	20,700.00	Subtotal	537,110.00		
	Computer/Security Upgrades	18,400.00				
CFP Estimated Cost						3,673,929.00

Attachment ‘D’

Program and Evaluation Reports FY 2003-2007

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-07
 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			
21	Amount of Annual Grant: (sum of lines.....)	366,756.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
GA026P002	Replacement Housing Funds	1499		366,756.00				
GA026P002	Total			366,756.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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	
GA06P002	5/30/2004			5/30/2007			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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/07	<input checked="" type="checkbox"/> 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	307,250.00	246,089.27	246,089.27	246,089.27
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	210,502.58	210,502.58	210,502.58
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	285,418.00	230,100.80	230,100.80	230,100.80
10	1460 Dwelling Structures	1,905,615.00	1,537,139.69	1,537,139.69	1,537,139.69
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	23,808.00	23,808.00	23,808.00	23,808.00
13	1475 Nondwelling Equipment	50,431.00	0.00	0.00	0.00
14	1485 Demolition	448,749.00	841,654.66	841,654.66	841,654.66
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	11,500.00	5,476.00	5,476.00	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
21	Amount of Annual Grant: (sum of lines.....)	3,094,771.00	3,094,771.00	3,094,771.00	3,094,771.00
22	Amount of line 20 Related to LBP Activities	0.00	0.00		
23	Amount of line 20 Related to Section 504 Compliance	175,000.00	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	10,000.00	115,000.00		
26	Amount of line 20 Related to Energy Conservation Measures	8,500.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	0.00	0.00		
	Assistant Dir. Facilities Management	1410	All	100,000.00	94,709.71	94,709.71	94,709.71	
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	37,750.00	31,029.67	31,029.67	31,029.67	
	Site improvements (flowers and lawn care)	1450	All	210,000.00	199,624.79	199,624.79	199,624.79	
	Vacant Unit Rehab	1460	130	270,551.00	270,551.00	270,551.00	270,551.00	
	Graffiti Removal	1460	All	25,090.00	25,638.45	25,638.45	25,638.45	
	Entrance Lock / A/C Brackets	1460	625	10,000.00	3,784.00	3,784.00	3,784.00	
Computer upgrade Facilities Management	1475	All	50,431.00	51,771.96	51,771.96	51,771.96		
Contingency Funds for all Contracts	1502	All	0.00	0.00	0.00			
PHA WIDE All 12 Neighborhoods	Subtotal			715,822.00	677,109.58	677,109.58	677,109.58	
Fellwood Homes GA06P002001	Demolition	1485	Partial	248,382.00	488,159.70	488,159.70	488,159.70	
	Relocation of Residents	1495		1,500.00	0.00	0.00		
	Subtotal			249,882.00	488,159.70	488,159.70	488,159.70	
Yamacraw Village GA06P002002	Additional Site Lighting	1450		5,000.00	0.00	0.00		
	Fascia - Rear Porch Replacement							
	Bat Removal & HVAC Upgrade	1460		1,050,000.00	911,700.90	911,700.90	911,700.90	
	Administration/health clinic building repairs	1470		23,808.00	23,808.00	23,808.00	23,808.00	
	Subtotal			1,078,808.00	935,508.90	935,508.90	935,508.90	

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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Fred Wessels GA06P002004	Administration	1410		60,000.00	27,716.06	27,716.06	27,716.06	
	Fringe Benefits	1410		26,500.00	14,070.12	14,070.12	14,070.12	
	Central Office HVAC System	1460		25,000.00	15,675.00	15,675.00	15,675.00	
Subtotal				111,500.00	57,461.18	57,461.18	57,461.18	
Fellwood Homes Annex GA06P002005	Demolition	1485	Partial	175,000.00	353,494.96	353,494.96	353,494.96	
	Relocation of Residents	1495		2,500.00	0.00	0.00	0.00	
Subtotal				177,500.00	353,494.96	353,494.96	353,494.96	
Hitch Village GA06P002007	Edge sidewalks & curbs	1450		14,000.00	14,051.01	14,051.01	14,051.01	
	Trim hedges & bushes	1450		2,750.00	0.00	0.00	0.00	
	Plant flowers	1450		1,168.00	0.00	0.00	0.00	
	Gas conversion-sediment trap install	1460		18,225.00	16,425.00	16,425.00	16,425.00	
Subtotal				36,143.00	30,476.01	30,476.01	30,476.01	
Kayton Homes GA06P002010	Administration	1410		30,000.00	30,000.00	30,000.00	30,000.00	
	Fringe Benefits	1410		14,000.00	12,847.17	12,847.17	12,847.17	
	Repair sidewalk	1450		5,000.00	0.00	0.00	0.00	
	Roofing	1460		3,500.00	0.00	0.00	0.00	
Subtotal				52,500.00	42,847.17	42,847.17	42,847.17	
Frazier Homes GA06P002011	Administration	1410		25,000.00	25,000.00	25,000.00	25,000.00	
	Fringe Benefits	1410		14,000.00	10,716.54	10,716.54	10,716.54	
	A&E fees	1430		50,000.00	210,502.58	210,502.58	210,502.58	
	Playground	1450		45,000.00	0.00	0.00	0.00	
	Roofing	1460		5,000.00	0.00	0.00	0.00	
	Demo breezeways & add front porches water head	1460		302,591.00	77,112.80	77,112.80	77,112.80	
Subtotal				441,591.00	323,331.92	323,331.92	323,331.92	

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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Stubbs Towers GA06P00212A	Demolition Relocation of Residents	1485	Partial	25,367.00	0.00	0.00		
		1495		7,500.00	5,476.00	5,476.00	5,476.00	
Subtotal				32,867.00	5,476.00	5,476.00	5,476.00	
Stillwell Towers GA06P00212B	Repair leaks near elevator Handicap ramp at community cntr. Fire alarm system	1460		7,500.00	0.00	0.00		
		1460		2,500.00	0.00	0.00		
		1460		46,474.00	46,971.93	46,971.93	46,971.93	
Subtotal				56,474.00	46,971.93	46,971.93	46,971.93	
Blackshear Homes GA06P002013	Replace broken mail boxes New screen doors front & back	1450		0.00	0.00	0.00		
		1460		75,000.00	74,750.00	74,750.00	74,750.00	
Subtotal				75,000.00	74,750.00	74,750.00	74,750.00	
Patterson Terrace GA06P002016	Handicap ramps at handicap units Handicap ramps at community cntr.	1460		5,000.00	0.00	0.00		
		1460		0.00	0.00	0.00		
Subtotal				5,000.00	0.00	0.00	0.00	
Single Family Homes GA06P002017	Tree/shrub trimming	1450		2,500.00	0.00	0.00		
Subtotal				2,500.00	0.00	0.00	0.00	
Francis Bartow GA06P002009	Demolition	1485	Partial	0.00	0.00	0.00		
		1460		59,184.00	59,183.65	59,183.65	59,183.65	
Subtotal				59,184.00	59,183.65	59,183.65	59,183.65	
2003 Capital Fund Program Total				3,094,771.00	3,094,771.00	3,094,771.00	3,094,771.00	

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003	
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		
PHA WIDE (All Neighbor	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	All changes or revisions to this budget has been approved through the annual plan process.	
Fellwood Homes GA06P002001	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Yamacraw Village GA06P002002	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Fred Wessels GA06P002004	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Fellwood Annex GA06P002005	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Hitch Village GA06P002007	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Kayton Homes GA06P002010	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Frazier Homes GA06P002011	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Stubbs Towers GA06P002012A	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007		
Stillwell Towers GA06P002012B	8/31/2005	8/31/2005	9/16/2005	9/16/2007	9/16/2007	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003
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	
Blackshear Homes GA06P002013	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	All changes or revisions to this budget has been approved through the annual plan process.
Patterson Terrace GA06P002016	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	
Single Family Homes GA06P002017	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 9/30/07
 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	309,899.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	309,899.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		309,899.00				
GA026P002	Total			309,899.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending: 9/30/07
 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	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	18,401.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	50,000.00	107,205.70	107,205.70	55,875.00
10	1460 Dwelling Structures	640,697.00	611,892.30	611,892.30	611,892.30
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
21	Amount of Annual Grant: (sum of lines.....)	719,098.00	719,098.00	719,098.00	667,767.30
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	10,000.00	0.00	0.00		
	Site improvements (Lawncare & Landscaping)	1450	All	50,000.00	107,205.70	107,205.70	55,875.00	
	Vacant Unit Rehab	1460		70,000.00	61,195.45	61,195.45	61,195.45	
	PHA WIDE All 12 Neighborhoods Pest Control	1460	All	5,000.00	0.00	0.00		
Subtotal				135,000.00	168,401.15	168,401.15	117,070.45	
Fred Wessels GA06P002004	Administration	1410		14,026.00	0.00	0.00		
	Fringe Benefits	1410		4,375.00	0.00	0.00		
	Central HVAC System (Phase I)	1460	Phase I	15,000.00	0.00	0.00		
Subtotal				33,401.00	0.00	0.00	0.00	
Yamacraw Village GA06P002002	Fascia - Rear Porch Replacement Bat Removal & HVAC Upgrade	1460	315	550,697.00	550,696.85	550,696.85	550,696.85	
Subtotal				550,697.00	550,696.85	550,696.85	550,696.85	
2003 Capital Fund Program Total				719,098.00	719,098.00	719,098.00	667,767.30	
							0.00	

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
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	
PHA WIDE (All Neighbor	2/12/2006			2/12/2008			All changes or revisions to this budget has meet the significant amendment requirements.
Yamacraw Village GA06P002002	2/12/2006			2/12/2008			
Fred Wessels GA06P002004	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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/07
 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	10,000.00	10,000.00	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	158,500.00	128,340.74	128,340.74	127,640.74
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	175,000.00	161,874.96	161,874.96	161,797.10
10	1460 Dwelling Structures	2,750,952.00	1,241,060.12	1,241,060.12	979,491.65
11	1465.1 Dwelling Equipment-Nonexpendable	106,000.00	106,000.00	106,000.00	106,000.00
12	1470 Nondwelling Structures		0.00	0.00	0.00
13	1475 Nondwelling Equipment	2,745.00	5,420.06	5,420.06	4,454.29
14	1485 Demolition	200,000.00	1,830,544.12	1,830,544.12	775,853.17
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	10,000.00	6,957.00	6,957.00	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	10,000.00	10,000.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,800,197.00	3,800,197.00	3,800,197.00	2,155,236.95
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	50,000.00			
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	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 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	Obligated	Expended	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	10,000.00	10,000.00		
	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	125,000.00	128,449.96	128,449.96	128,372.10	
	Vacant Unit Rehab	1460	130	400,000.00	361,452.75	361,452.75	361,452.15	
Pest Control and Termite Treatment	1460	All	5,000.00	813.40	813.40	813.40		
Computer/Security Facilities Management	1475	All	2,745.00	5,420.06	5,420.06	4,454.29		
PHA WIDE All 12 Neighborhoods	Contingency Funds for all Contracts	1502	All	85,000.00	10,000.00	10,000.00		
	Subtotal			760,745.00	647,136.17	647,136.17	495,091.94	
Fellwood Homes GA06P002001	A&E Fees	1430		20,000.00	17,695.23	17,695.23	17,595.23	
	Site Work	1450			19,386.50	19,386.50	19,386.50	
	Demolition	1485		100,000.00	391,857.09	391,857.09	391,857.09	
	Relocation of Residents	1495		2,500.00	0.00	0.00		
	Subtotal			122,500.00	428,938.82	428,938.82	428,838.82	
Yamacraw Village GA06P002002	A&E Fees	1430		15,500.00	46,600.38	46,600.38	46,600.38	
	Fasica & Soffit Replacement (remove bats)	Phase I						
	Installation of HVAC System	1460		1,065,426.00	857,441.97	857,441.97	595,874.10	
	Exterior Painting	1460		165,000.00	0.00	0.00		
	Subtotal			1,245,926.00	904,042.35	904,042.35	642,474.48	
Fred Wessels GA06P002004	A&E Fees	1430		5,000.00	0.00	0.00		
	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 (Phase I)	1460	Phase I	25,000.00	0.00	0.00		
	Subtotal			140,000.00	110,000.00	110,000.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 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	Obligated	Expended	
Fellwood Homes Annex GA06P002005	A&E Fees	1430	Partial	5,000.00	12,813.79	12,813.79	12,713.79	
	Demolition	1485		50,000.00	283,758.58	283,758.58	283,758.58	
	Relocation of Residents	1495		2,500.00	0.00	0.00	0.00	
	Site Work	1450			14,038.50	14,038.50	14,038.50	
Subtotal				57,500.00	310,610.87	310,610.87	310,510.87	
Hitch Village GA06P002007	A&E Fees	1430		10,000.00	0.00	0.00		
	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 (Phase I)	1460		35,000.00	0.00	0.00		
Subtotal				104,000.00	59,000.00	59,000.00	0.00	
Kayton Homes GA06P002010	Repair sidewalk	1450		15,000.00	0.00	0.00		
	Dwelling Equipment	1465		56,000.00	56,000.00	56,000.00	56,000.00	
Subtotal				71,000.00	56,000.00	56,000.00	56,000.00	
Frazier Homes GA06P002011	A&E Fees	1430		75,000.00	47,764.34	47,764.34	47,764.34	
	Playground	1450		15,000.00	0.00	0.00		
	Demo breezeways & add front porches	1460		859,526.00	0.00	0.00		
	Dwelling Equipment	1465		50,000.00	50,000.00	50,000.00	50,000.00	
Subtotal				999,526.00	97,764.34	97,764.34	97,764.34	
Stubbs Towers GA06P00212A	A&E Fees	1430		25,000.00	500.00	500.00		
	Demolition	1485		50,000.00	1,154,928.45	1,154,928.45	100,237.50	
	Relocation of Residents	1495		5,000.00	6,957.00	6,957.00	0.00	
	Picnic Area Repairs	1450		0.00	0.00	0.00		
Subtotal				80,000.00	1,162,385.45	1,162,385.45	100,237.50	

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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 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	Obligated	Expended	
Stillwell Towers GA06P00212B	A&E Fees	1430		3,000.00	2,600.00	2,600.00	2,600.00	
	Repair leaks near elevator	1460		7,500.00	0.00	0.00		
	Community Room/AC Repairs	1460		3,500.00	3,412.00	3,412.00	3,412.00	
Subtotal				14,000.00	6,012.00	6,012.00	6,012.00	
Blackshear Homes GA06P002013	New screen doors front & back	1460		60,000.00	17,940.00	17,940.00	17,940.00	
	Subtotal				60,000.00	17,940.00	17,940.00	17,940.00
Patterson Terrace GA06P002016	Replace Kitchen cabinets and Sinks	1460		125,000.00	0.00	0.00		
	Subtotal				125,000.00	0.00	0.00	0.00
Single Family Homes GA06P002017	Playground Area	1450		20,000.00	0.00	0.00		
	Subtotal				20,000.00	0.00	0.00	0.00
Bartow Place GA06P002009	A & E Fees	1430			367.00	367.00	367.00	
	Subtotal				0.00	367.00	367.00	367.00
2004 Capital Fund Program Total				3,800,197.00	3,800,197.00	3,800,197.00	2,155,236.95	

**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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
PHA WIDE (All Neighbor	9/7/2006			9/7/2008			All changes or revisions to this budget has been approved through the annual plan process.
Fellwood Homes GA06P002001	9/7/2006			9/7/2008			
Yamacraw Village GA06P002002	9/7/2006			9/7/2008			
Fred Wessels GA06P002004	9/7/2006			9/7/2008			
Fellwood Annex GA06P002005	9/7/2006			9/7/2008			
Hitch Village GA06P002007	9/7/2006			9/7/2008			
Kayton Homes GA06P002010	9/7/2006			9/7/2008			
Frazier Homes GA06P002011	9/7/2006			9/7/2008			
Stubbs Towers GA06P002012A	9/7/2006			9/7/2008			
Stillwell Towers GA06P002012B	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
Blackshear Homes GA06P002013	9/7/2006			9/7/2008			
Patterson Terrace GA06P002016	9/7/2006			9/7/2008			
Single Family Homes GA06P002017	9/7/2006			9/7/2008			
Bartow Place GA06P002009	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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:9/30/07
 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			
21	Amount of Annual Grant: (sum of lines.....)	380,350.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250104 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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		380,350.00				
GA026P002	Total			380,350.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/07
 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	180,000.00	104,220.00	95,488.47	95,488.47
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	260,000.00	248,771.19	50,000.00	22,115.00
10	1460 Dwelling Structures	2,030,000.00	1,586,031.81	519,372.12	519,372.12
11	1465.1 Dwelling Equipment-Nonexpendable	150,000.00	148,780.00	21,775.00	21,775.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	5,000.00	5,000.00	3,415.47	3,415.47
14	1485 Demolition	435,000.00	1,139,985.98	869,286.12	329,013.19
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	148,473.00	5,000.00	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	120,684.02	0.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,744,473.00	3,744,473.00	1,559,337.18	991,179.25
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	105,000.00			
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	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				2005		
		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	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	12,000.00			
	Assistant Dir. Facilities Management	1410	All	215,000.00	215,000.00	0.00		
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	65,000.00	65,000.00	0.00		
	Site improvements (Lawncare & Landscaping)	1450	All	170,000.00	170,000.00	50,000.00	22,115.00	
	Vacant Unit Rehab	1460	All	200,000.00	200,000.00	200,000.00	200,000.00	
PHA WIDE All 12 Neighborhoods	Pest Control and Termite Treatment	1460	All	5,000.00	5,000.00			
	Computer/Security Facilities Management	1475	All	5,000.00	5,000.00	3,415.47	3,415.47	
	Contingency Funds for all Contracts	1502	All	150,000.00	120,684.02			
	Subtotal			822,000.00	792,684.02	253,415.47	225,530.47	
Fellwood Homes GA06P002001	A&E Fees	1430	22	10,000.00	2,220.00	2,220.00	2,220.00	
	Demolition	1485	22	140,000.00	183,782.68	183,782.68	183,782.68	
	Relocation of Residents	1495	8	5,000.00	5,000.00			
	Building/Demo work	1460			102,332.18	102,332.18	102,332.18	
	Subtotal			155,000.00	293,334.86	288,334.86	288,334.86	
Yamacraw Village GA06P002002	Fasica & Soffit Replacement (remove bats)	Phase 2						
	Installation of HVAC System	1460	5	76,711.00	76,710.87	76,710.87	76,710.87	
	Exterior Painting	1460	30	10,000.00	0.00			
	Subtotal			86,711.00	76,710.87	76,710.87	76,710.87	
Fred Wessels GA06P002004	A&E Fees	1430	30	20,000.00	5,000.00			
	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	1460	30	133,298.00	0.00			
	Subtotal			201,798.00	53,500.00	0.00	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:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250105				2005		
		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	
Fellwood Homes Annex GA06P002005	A&E Fees	1430	22	5,000.00	0.00			
	Demolition	1485	22	105,000.00	145,230.51	145,230.51	145,230.51	
	Relocation of Residents	1495	2	1,000.00	0.00			
	Building work/Demo	1460	15		74,102.62	74,102.62	74,102.62	
Subtotal				111,000.00	219,333.13	219,333.13	219,333.13	
Hitch Village GA06P002007	A&E Fees	1430	30	30,000.00	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	20,771.19			
	Install New HVAC Systems	1460	30	175,000.00	0.00			
Subtotal				299,000.00	72,771.19	0.00	0.00	
Kayton Homes GA06P002010	Landscaping/Grassing	1450	164	35,000.00	35,000.00			
	Dwelling Equipment	1465	140	85,000.00	85,000.00	21,775.00	21,775.00	
Subtotal				120,000.00	120,000.00	21,775.00	21,775.00	
Frazier Homes GA06P002011	A&E Fees	1430	50	95,000.00	95,000.00	93,268.47	93,268.47	
	Lighting @ 1100 Row of WBC	1450	20	6,500.00	6,500.00			
	Demo breezeways & add front porches	1460	50	1,014,991.00	0.00			
	Dwelling Equipment	1465	108	65,000.00	63,780.00			
	Relocation	1495		125,000.00	0.00			
	Repair severely damaged burn unit	1460	1		66,226.45	66,226.45	66,226.45	
Subtotal				1,306,491.00	231,506.45	159,494.92	159,494.92	
Stubbs Towers GA06P00212A	A&E Fees	1430	33	20,000.00	2,000.00			
	Demolition	1485	33	190,000.00	810,972.79	540,272.93		
	Relocation of Residents	1495	30	17,473.00	0.00			
Subtotal				227,473.00	812,972.79	540,272.93	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:		Grant Type and Number				Federal FY of Grant:		Status of Work
Housing Authority of Savannah		Capital Fund Program No: GA06P00250105				2005		
		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		
				Original	Revised	Obligated	Expended	
Stillwell Towers GA06P00212B	Roof/AC Replacement, Repair Leaks (partial)	1460	210	240,000.00	611,659.69			
	Landscaping	1450	1	0.00	10,000.00			
	Subtotal			240,000.00	621,659.69	0.00	0.00	
Blackshear Homes GA06P002013	Central Heat and Air & New Cabinets & Countertops (partial)	1460	100	150,000.00	250,000.00			
	Subtotal			150,000.00	250,000.00	0.00	0.00	
Patterson Terrace GA06P002016	Handicapped Ramps	1460	8	25,000.00	25,000.00			
	Central Heat and Air & New Cabinets & Countertops (partial)	1460	76		175,000.00			
	Subtotal			25,000.00	200,000.00	0.00	0.00	
	2005 Capital Fund Program Total			3,744,473.00	3,744,473.00	1,559,337.18	991,179.25	

**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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
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		
PHA WIDE (All Neighbor	6/30/2007			6/30/2009				
Fellwood Homes GA06P002001	6/30/2007			6/30/2009				
Yamacraw Village GA06P002002	6/30/2007			6/30/2009				
Fred Wessels GA06P002004	6/30/2007			6/30/2009				
Fellwood Annex GA06P002005	6/30/2007			6/30/2009				
Hitch Village GA06P002007	6/30/2007			6/30/2009				
Kayton Homes GA06P002010	6/30/2007			6/30/2009				
Frazier Homes GA06P002011	6/30/2007			6/30/2009				
Stubbs Towers GA06P002012A	6/30/2007			6/30/2009				
Stillwell Towers GA06P002012B	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	
Blackshear Homes GA06P002013	6/30/2007			6/30/2009			
Patterson Terrace GA06P002016	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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:9/30/07
 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			
21	Amount of Annual Grant: (sum of lines.....)	380,350.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250105 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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		380,350.00				
GA026P002	Total			380,350.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:9/30/07
 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	322,000.00	322,000.00	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	115,000.00	40,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	360,000.00	495,000.00	0.00	0.00
10	1460 Dwelling Structures	1,489,500.00	2,241,833.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	150,000.00	215,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	40,236.00	40,236.00	0.00	0.00
14	1485 Demolition	977,333.00	100,000.00	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	100,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines.....)	3,566,069.00	3,566,069.00		
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:		
Housing Authority of Savannah		Capital Fund Program No: GA06P00250106				2006		
		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	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	12,000.00			
	Assistant Dir. Facilities Management	1410	All	215,000.00	215,000.00			
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	65,000.00	65,000.00			
	Site improvements (Lawncare, Tree Trimming & Shurbs and Flowers)	1450	All	250,000.00	350,000.00			
PHA WIDE All 12 Neighborhoods	Pest Control and Termite Treatment	1460	All	25,000.00	215,333.00			
	Computer/Security Facilities Management	1475	All	40,236.00	40,236.00			
	Contingency Funds for all Contracts	1502	All	100,000.00	100,000.00			
	Subtotal			707,236.00	997,569.00	0.00	0.00	
Fellwood Homes GA06P002001	A&E Fees	1430	176	25,000.00	0.00			
	Demolition	1485	Partial	375,000.00	0.00			
	Subtotal			400,000.00	0.00	0.00	0.00	
Yamacraw Village GA06P002002	Exterior Painting	1460	315	0.00	250,000.00			
	Fasica & Soffit Replacement (remove bats)	Phase 2						
	Installation of HVAC System	1460	30	275,000.00	0.00			
	Exterior Building Repairs	1460	10	20,000.00	20,000.00			
	Subtotal			295,000.00	270,000.00	0.00	0.00	
Fred Wessels GA06P002004	A&E Fees	1430	6	15,000.00	15,000.00			
	Administration	1410		30,000.00	30,000.00			
	Fringe Benefits	1410		12,000.00	12,000.00			
	Site Improvements & Drainage	1450	10	15,000.00	25,000.00			
	Subtotal			72,000.00	82,000.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 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	Obligated	Expended	
Fellwood Homes Annex GA06P002005	A&E Fees	1430	127	10,000.00	0.00			
	Demolition	1485	Partial	250,000.00	0.00			
Subtotal				260,000.00	0.00	0.00	0.00	
Hitch Village GA06P002007	Site Improvements	1450	22	40,000.00	40,000.00			
	Mold removal	1460	10	0.00	50,000.00			
	Dwelling Equipment	1465	50	0	65,000.00			
Subtotal				40,000.00	155,000.00	0.00	0.00	
Kayton Homes GA06P002010	Landscaping/Grassing	1450	164	20,000.00	20,000.00			
	Dwelling Equipment	1465	150	50,000.00	50,000.00			
Subtotal				70,000.00	70,000.00	0.00	0.00	
Frazier Homes GA06P002011	A&E Fees	1430	236	50,000.00	0.00			
	Demo breezeways & add front porches	1460	40	700,000.00	0.00			
	Dwelling Equipment	1465	175	100,000.00	100,000.00			
Subtotal				850,000.00	100,000.00	0.00	0.00	
Stubbs Towers GA06P00212A	A&E Fees	1430	210	15,000.00	10,000.00			
	Demolition	1485	Partial	352,333.00	100,000.00			
Subtotal				367,333.00	110,000.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 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	Obligated	Expended	
Stillwell Towers GA06P00212B	Exterior waterproofing	1460	210	160,000.00	160,000.00			
	Roof Replacement/water proofing/AC repl.	1460	210	150,000.00	150,000.00			
	Landscaping	1450	1	0.00	5,000.00			
	Community room repairs/handicap access	1460	1	0.00	12,000.00			
	Subtotal			310,000.00	327,000.00	0.00	0.00	
Blackshear Homes GA06P002013	Central HVAC/Cabinets & Countertops/Screens	1460	100	0.00	300,000.00			
	Mold and Mildew Remediation	1460	25	84,500.00	84,500.00			
	Fence along Pounder St.	1450	1	0.00	10,000.00			
	Subtotal			84,500.00	394,500.00	0.00	0.00	
Patterson Terrace GA06P002016	Playground Rehab. and equipment	1450	76	35,000.00	35,000.00			
	Central HVAC/Cabinets & Countertops/Screens	1460	76	75,000.00	400,000.00			
	Subtotal			110,000.00	435,000.00	0.00	0.00	
Single Family GA06P002017	A & E	1430	60	0.00	15,000.00			
	Replace Siding/VCT/Repair 2-story floors	1460	60	0.00	600,000.00			
	Playground	1450	1	0.00	10,000.00			
	Subtotal			0.00	625,000.00	0.00	0.00	
	2006 Capital Fund Program Total			3,566,069.00	3,566,069.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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		
PHA WIDE (All Neighbor	6/30/2008			6/30/2010				
Fellwood Homes GA06P002001	6/30/2008			6/30/2010				
Yamacraw Village GA06P002002	6/30/2008			6/30/2010				
Fred Wessels GA06P002004	6/30/2008			6/30/2010				
Fellwood Annex GA06P002005	6/30/2008			6/30/2010				
Hitch Village GA06P002007	6/30/2008			6/30/2010				
Kayton Homes GA06P002010	6/30/2008			6/30/2010				
Frazier Homes GA06P002011	6/30/2008			6/30/2010				
Stubbs Towers GA06P002012A	6/30/2008			6/30/2010				
Stillwell Towers GA06P002012B	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
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	
Blackshear Homes GA06P002013	6/30/2008			6/30/2010			
Patterson Terrace GA06P002016	6/30/2008			6/30/2010			
Single Family GA06P00217	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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
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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	531,838.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	531,838.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250106 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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		531,838.00				
GA026P002	Total			531,838.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06P00250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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 Reserve for Disasters/Emergencies
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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	300,000.00	300,000.00	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	0.00	60,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	634,276.00	833,929.00	0.00	0.00
10	1460 Dwelling Structures	1,537,653.00	2,360,000.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	12,000.00	0.00	0.00
13	1475 Nondwelling Equipment	85,000.00	85,000.00	0.00	0.00
14	1485 Demolition	1,050,000.00	10,000.00	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	55,000.00	1,000.00	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
21	Amount of Annual Grant: (sum of lines.....)	3,673,929.00	3,673,929.00		
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	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: GA06P00250107				2007		
		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	
PHA WIDE All 12 Neighborhoods	1406 Operations All 12 Neighborhoods	1406	All	12,000.00	12,000.00			
	Facilities Management Inspectors	1410	All	225,000.00	225,000.00			
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	75,000.00	75,000.00			
	Site improvements (Lawncare, Tree Trimming & Shurbs and Flowers)	1450	All	275,000.00	275,000.00			
	Pest Control and Termite Treatment	1460	All	95,000.00	200,000.00			
PHA WIDE All 12 Neighborhoods	Computer/Security Facilities Management	1475	All	85,000.00	85,000.00			
	Entrance Locks (removable core)	1460	All	75,000.00	75,000.00			
	Subtotal			842,000.00	947,000.00	0.00	0.00	
Fellwood Homes GA06P002001	Demolition	1485	176	450,000.00	0.00			
	Relocation of Residents	1495	Partial	5,000.00	0.00			
	Subtotal			455,000.00	0.00	0.00	0.00	
Yamacraw Village GA06P002002	HVAC Upgrade	1460	30	50,000.00	0.00			
	Sidewalk/parking lot Repair	1450	1	0.00	50,000.00			
	Subtotal			50,000.00	50,000.00	0.00	0.00	
Fellwood Homes Annex GA06002005	Demolition	1485	127	300,000.00	0.00			
	Subtotal			300,000.00	0.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 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	Obligated	Expended	
Fred Wessels GA06P002004	A & E	1430	250	0.00	25,000.00			
	Handrails and Step repair	1460	250	250,000.00	250,000.00			
	Site Improvements	1450	22	50,000.00	50,000.00			
	Central HVAC installation (partial)	1460	250	0.00	500,000.00			
	Subtotal			300,000.00	825,000.00	0.00	0.00	
Kayton Homes GA06P002010	Energy Conservation (Water)	1460	164	25,000.00	25,000.00			
	Playground Upgrade	1450		125,000.00	125,000.00			
	Subtotal			150,000.00	150,000.00	0.00	0.00	
Frazier Homes GA06P002011	Porch Removal and Replacement	1460	236	\$ 429,456.00	0.00			
	Subtotal			429,456.00	0.00	0.00	0.00	
Stubbs Towers GA06P00212A	Demolition	1485	50	300,000.00	10,000.00			
	Relocation of Residents	1495	Partial	50,000.00	1,000.00			
	Subtotal			350,000.00	11,000.00	0.00	0.00	
Stillwell Towers GA06P00212B	Interior Painting All Floors (Phase I)	1460	105	210,000.00	210,000.00			
	Vinyl Floor Replacement (Phase I)	1460	105	78,197.00	100,000.00			
	Security Cameras	1470	210	0.00	12,000.00			
	Subtotal			288,197.00	322,000.00	0.00	0.00	
Blackshear Homes GA06P002013	Site Lighting	1450	100	40,000.00	40,000.00			
	Subtotal			40,000.00	40,000.00	0.00	0.00	
Patterson Terrace GA06P002016	Exterior Painting	1460	76	175,000.00	175,000.00			
	Repair Bathroom Floors	1460	76	150,000.00	175,000.00			
	Subtotal			325,000.00	350,000.00	0.00	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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250106 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	Obligated	Expended	
Single Family GA06P002017	Site Work (backfill)	60	1450	75,000.00	100,000.00			
	Fencing along wooded area	60	1450	69,276.00	69,276.00			
	Replace siding/VCT/Repair 2-story floors	60	1460	0.00	100,000.00			
	Subtotal			144,276.00	269,276.00	0.00	0.00	
Hitch Village GA06P002007	A&E	337	1430	0.00	35,000.00			
	Central HVAC Installation (partial)	337	1460	0.00	500,000.00			
	Security Screens	337	1460	0.00	50,000.00			
	Site Improvements	1	1450	0.00	124,653.00			
	Subtotal			0.00	709,653.00	0.00	0.00	
	2007 Capital Fund Program Total			3,673,929.00	3,673,929.00	-	-	

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06P00250107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007	
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		
PHA WIDE (All Neighbor	9/13/2009			9/13/2011				
Fellwood Homes GA06P002001	9/13/2009			9/13/2011				
Yamacraw Village GA06P002002	9/13/2009			9/13/2011				
Fred Wessels GA06P002004	9/13/2009			9/13/2011				
Fellwood Annex GA06P002005	9/13/2009			9/13/2011				
Kayton Homes GA06P002010	9/13/2009			9/13/2011				
Frazier Homes GA06P002011	9/13/2009			9/13/2011				
Stubbs Towers GA06P002012A	9/13/2009			9/13/2011				
Stillwell Towers GA06P002012B	9/13/2009			9/13/2011				
Blackshear Homes GA06P002013	9/13/2009			9/13/2011				

**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 Savannah		Grant Type and Number Capital Fund Program No: GA06P00250107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007	
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		
Patterson Terrace GA06P002016	9/13/2009			9/13/2011				
Single Family GA06P0017	9/13/2009			9/13/2011				
Hitch Village GA06P007	9/13/2009			9/13/2011				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:9/30/07
 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	139,655.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	139,655.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250107 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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		139,655.00				
GA026P002	Total			139,655.00				

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
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	
GA06P002							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: Housing Authority of Savannah	Grant Type and Number Capital Fund Program No: GA06R00250207 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:9/30/07
 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	377,093.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines.....)	377,093.00			
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: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250207 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	Obligated	Expended	
GA026P002	Replacement Housing Funds	1499		377,093.00				
GA026P002	Total			377,093.00				

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

PHA Name: Housing Authority of Savannah		Grant Type and Number Capital Fund Program No: GA06R00250207 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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	
GA06P002							See Approved Replacement Housing Plan

Attachment “E”

List of Resident Advisory Board Members

2007 RESIDENT ADVISORY BOARD

Resident

Alice Maynard (Representative)

Deborah Goldwire, Glenda Jones (Representatives)
Gloria Richardson (Alternate)

Katina Griffin (Representative)
Deotha Bartley (Alternate)

Carletha M. Hurst (Representative)
Pamela Kirkland (Alternate)

Christy Curry (Representative)
Tiesha Nelson (Alternate)

Mary Roundtree (Representative)
Napolean Ruth (Alternate)

Joyce Williams (Representative)
Willie Mae Johnson (Alternate)

Dawn Taylor (Representative)
Betty Hodges (Alternate)

Sylvia Powell (Representative)
Annie Thomas (Alternate)

Louise Singleton (Representative)

Neighborhood

Edgar Blackshear Homes

Robert Hitch Village
Robert Hitch Village

Simon Frazier Homes
Simon Frazier Homes

Herbert Kayton Homes
Herbert Kayton Homes

Pickens Patterson Terrace
Pickens Patterson Terrace

Single Family Homes
Single Family Homes

Horace Stillwell Towers
Horace Stillwell Towers

Fred Wessels Homes
Fred Wessels Homes

Yamacraw Village
Yamacraw Village

Housing Choice Voucher

Attachment ‘F’

Comments of Resident Advisory Board

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
August 30, 2007

Management Analyst Tammy Altizer 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 and gave a brief history of the Agency Plan process. All representatives, alternates and staff introduced themselves and received RAB manuals.

Ms. Altizer then gave a brief overview of each section of the manual and then turned the meeting over to Executive Director Earline Davis. Mrs. Davis explained the work of the RAB in assisting staff in the planning process and making recommendations. 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.

Mrs. Davis detailed some of the operational and structural changes due to Asset Management and the new AMP Groups. Mrs. Davis also explained that RAB members should consult with their neighbors and develop a list of work items that will be prioritized, budgeted and included in the Capital Fund budget submission, which is also a part of the Agency Plan for 2008.

Mrs. Davis then held a discussion of the plans for Fellwood Homes, which was recently demolished, and its redevelopment by Melaver, Inc. as a mixed finance and mixed use development.

After the discussion, an election of officers was in order. Ms. Altizer asked for nominations or volunteers for Chair and Vice Chair. Representative Edwana Daniels of Single Family Homes and Deborah Goldwire of Robert Hitch Village were elected by acclamation as Chair and Vice Chair respectively.

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 20th 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 20, 2007

Chair Edwana Daniels called the meeting to order and the minutes of the August 30, 2007 meeting were distributed. Representative Katina Griffin moved that the minutes be approved. Representative Deborah Goldwire seconded the motion and the minutes were unanimously approved.

Management Analyst Tammy Altizer said that Executive Director Earline Davis sends her apologies that she is not able to attend today, but she had to be out of the office. Ms. Altizer then asked that representatives who had capital improvements lists for their neighborhoods present them to the group. The Representatives came forward and read work lists for Single Family Homes, Pickens Patterson Terrace, Robert Hitch Village, Herbert Kayton Homes, Simon Frazier Homes, Yamacraw Village, Edgar Blackshear Homes, Fred Wessels Homes and Horace Stillwell Towers. Lists were not presented for Edgar Blackshear Homes and Fred Wessels Homes. A discussion was held in which Neighborhood Management Coordinator Janice Watkins and Resident Services Coordinator Yolanda Fontaine answered questions. Ms. Watkins asked that representatives work with their managers to put each item into a written work list. Ms. Altizer asked that this written list be given to her for documentation for the development of the Capital Fund budget.

Ms. Altizer reported that due to an issue with its contracting firm, HUD has not been able to mail the Annual Resident Satisfaction Surveys. The random survey is a tool that allows residents to comment to HUD regarding the services housing authorities provide. The results are a component of HUD's Public Housing Assessment System (PHAS), its grading system for housing authority performance. Since the survey will not be mailed this year, HUD will use the previous year's score on the Resident component of PHAS in the coming year.

Brian White, Senior Planner for the City of Savannah's Community Planning and Development department, addressed the RAB regarding planning at the City that is currently taking place. The City recently completed the draft of its *3-5 Year Strategic Plan*, which is a HUD requirement. Mr. White said that a public hearing regarding the plan will be held on October 11, 2007. Mr. White said that everyone in the community is encouraged to attend to offer comments. One component of the Housing Authority of Savannah's Agency Plan is that it is consistent with the goals outlined by the local City government; therefore, staff will be referencing this document in its drafting of the HAS Agency Plan.

Staff gave out door prizes and there being no further business, Chair Daniels thanked everyone for coming and the meeting was adjourned.

**Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
October 18, 2007**

In the absence of Chair Edwana Daniels, Management Analyst Tammy Altizer called the meeting to order and distributed and read aloud the minutes of the September 20, 2007 meeting. Representative Katina Griffin moved that the minutes be approved. Representative Audrey Bryant seconded the motion and the minutes were unanimously approved.

Ms. Altizer said that she had received written Capital Fund worklists from all but three neighborhoods. Representative Annie Thomas came forward and shared the worklist for her neighborhood of Yamacraw Village. Ms. Altizer said that all of the items on the lists will be considered and budgeted into the 2008 Capital Fund where possible.

Neighborhood Management Coordinator Janice Watkins reported to the RAB that staff of the Housing Authority of Savannah has been in discussion with the City of Savannah related to the City's redevelopment of the Martin Luther King Jr. Boulevard and Jones Street corridor. The plans for the corridor that directly impact HAS are the redevelopment of Simon Frazier Homes and the location of a grocery store at the corner of MLK and Gwinnett streets. Property located in Herbert Kayton Homes is needed for a parking garage for the grocery store.

The buildings identified in Kayton that would be demolished to accommodate the parking garage are:

1. Building C-3 (Cape Street) 601 & 607 (2 bedrooms) and 603 & 605 (3 bedrooms)
2. Building C-8 (Draper Street) 600 & 606 (2 bedrooms) and 602 & 604 (3 bedrooms)
3. Building C-9 (Draper Street) 601 & 607 (2 bedrooms) and 603 & 605 (3 bedrooms)
4. Building C-14 (W. Gwinnett Street) 600 & 606 (2 bedrooms) and 602 & 604 (3 bedrooms)

The grocery store would bring commercial development to this area that has already been marked for redevelopment by the City. The Housing Authority would not sell this property but would enter a long term ground lease. Ms. Watkins asked for comments from the Resident Advisory Board regarding the impact to Kayton Homes. Kayton Homes Representative Katina Griffin said that she felt it was a good idea. Representative Griffin made a motion to support the demolition/disposition application for the four buildings (C-3, C-8, C-9 and C-14) in Kayton Homes. Representative Joyce Williams seconded this motion and it passed unanimously.

Ms. Watkins said that due to the flurry of development activity in the area, HAS staff has been discussing the possibility of redeveloping Simon Frazier Homes and Herbert Kayton Homes as a mixed finance community. In the spring, staff visited the Villages

of East Lake community in Atlanta and was very excited about the opportunities that were available in these neighborhoods to create a similar model. The RAB was asked for their comments and a discussion was held. Representative Griffin moved that the RAB support any future redevelopment discussions and plans for Simon Frazier Homes and Herbert Kayton Homes. Representative Gloria Richardson seconded the motion and it was unanimously approved.

Brian White, Senior Planner for the City of Savannah's Community Planning and Development department, gave an update on the progress of the *3-5 Year Strategic Plan*. Mr. White said the Plan should be ready in the next three to four weeks.

Ms. Altizer encouraged everyone to attend the next RAB meeting on November 15th because the draft of the Agency Plan would be distributed. Staff gave out door prizes and there being no further business, Ms. Altizer thanked everyone for coming and the meeting was adjourned.

Housing Authority of Savannah
Minutes of the Resident Advisory Board Meeting
November 15, 2007

In the absence of Chair Edwana Daniels, Management Analyst Tammy Altizer called the meeting to order and distributed and read aloud the minutes of the October 18, 2007 meeting. Representative Glenda Jones moved that the minutes be approved. Alternate Gloria Richardson seconded the motion and the minutes were unanimously approved.

Ms. Altizer then distributed the draft of the 2008 Annual Agency Plan and a discussion was held about the contents of the Plan and goals and changes that have occurred since the previous year.

Ms. Altizer encouraged everyone to attend the Public Hearing and final RAB meeting on January 3, 2008 when the draft plan would need to be approved. There being no further business, Ms. Altizer thanked everyone for coming and the meeting was adjourned.

**Housing Authority of Savannah
Minutes of the Resident Advisory Board
Public Hearing and Meeting
January 3, 2008**

Management Analyst Tammy Altizer opened the Public Hearing regarding the Housing Authority of Savannah's 2008 Agency Plan and Five Year Plan for 2004-2009. Ms. Altizer distributed pages that contained additions and slight revisions to the draft plans that had been mailed and made available to the community in November 2007. Ms. Altizer noted and explained the Violence Against Women Act (VAWA) statement and a request for temporary removal of units in Robert Hitch Village for remediation of ongoing mold problems.

Executive Director Earline W. Davis then addressed those in attendance regarding demolition and disposition plans for four buildings in Herbert Kayton Homes that was discussed in detail at the October 18th meeting. Mrs. Davis said that a special meeting of the Kayton Homes Residents Association would be held at 5:00 that afternoon and an offer of sale would be presented to the resident group for the four buildings. Mrs. Davis encouraged all interested parties to attend the meeting.

After some discussion, Ms. Altizer asked if anyone had any comments or suggestions on the proposed Agency Plans. There being no comments received, the public hearing was closed.

The final Resident Advisory Board meeting was called to order. Ms. Altizer distributed and read aloud minutes of the November 15, 2007 meeting. Representative Sylvia Powell made a motion to approve the minutes as presented and Representative Joyce Williams seconded the motion, which passed unanimously.

A discussion was held about the contents of the Agency Plan and Five Year Plan. Ms. Altizer went over the submission requirements to HUD and said that with RAB approval, the Plan would then be submitted to the Housing Authority of Savannah's Board of Commissioners for approval before submission to HUD on January 17th.

Following this discussion, Representative Sylvia Powell moved that the 2008 Agency Plan and 2004-2009 Five Year Plan be approved. Representative Gloria Richardson seconded the motion which was unanimously approved.

Ms. Altizer thanked everyone involved in this year's Resident Advisory Board for their participation and said that HUD usually approves the plans in April and, upon approval, a final copy of the Agency Plan will be mailed to everyone.

There being no further business, the meeting was adjourned.

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

Board of Commissioners

Executive Office
Executive Director
Management Analyst
Capital Improvements Coordinator
Human Resources Manager

Finance Department
Director
Accounting Administrator
IT Manager
Accounting Clerk
Administrative Assistant (Capital)
Accounting Clerk (F/L)

Public Housing Department
Neighborhood Mgt Coordinator
Administrative Assistant
Re-exam Specialist (3)(F/L)
Occupancy Tech (2)(F/L)
Applications Clerk(F/L)
Resident Services Coordinator(F/L)
Neighborhood Services Coord.(F/L)
Resident Services Driver(F/L)
Night Mechanic(COCC)
Lock/Key Mechanic(COCC)
Appliance Crew (2)(COCC)
Work Order Clerks (3)(F/L)
Q/C Inspector(F/L)
Pest Control Exterminator(FFS)
Inventory Specialist(COCC)

Development Services
Program Manager
Homeownership Specialist
Facilities Inspector

Housing Choice Voucher Program
Program Manager
Case Managers (6)
Occupancy Tech (3)
Family Self Suff. Coord
Shelter+ Care CM
HAPP Inspectors (4)
Secretary
Receptionist

**AMP 1
Hitch/ Wessels**
Asset Manager
Assist. Asset Mgr. (2)
Maint Supervisor
Maint Mechanic (7)
Assist. Maint Mech (1)
Maint Laborer (4)

**AMP 2
Kayton/Frazier**
Asset Manager
Assist. Asset Mgr (2)
Maint. Supervisor
Maint. Mechanic (6)
Assist. Maint Mech (1)
Maint Laborer (2)

**AMP 3
SFH & Patterson**
Asset Manager(FFS)
Assist. Asset Mgr(FFS)
Maint. Supervisor(FFS)
Maint. Mech (2)
Maint. Laborer (3)

**AMP 4
Stillwell Towers**
Asset Mgr.
Assist. Asset Mgr.
Maint. Supervisor
Maint. Mechanic (2)
Maint. Laborer (1)

**AMP 5
Blackshear Homes**
Asset Mgr(FFS)
Assist. Asset Mgr(FFS)
Maint. Supervisor(FFS)
Maint. Mechanic (1)
Maint. Laborer (1)(FFS)

**AMP 6
Yamacraw Village**
Asset Mgr(FFS)
Assist. Asset Mgr.
Maint. Supervisor(FFS)
Maint. Mechanic (3)
Maint. Laborer (3)

**AMP 7
Ashley Midtown**
(Mixed Finance)

**AMP 8
Demolished Units**
Bartow
Fellwood Homes
Fellwood Annex
Stubbs Towers

FFS - Fee For Service

F/L - Front Line

COCC - Central Office Cost Center

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 09/30/2007
Goal: Expand the Supply of Assisted Housing	
Apply for any additional vouchers should they become available through 03/31/2009.	HAS applied for 28 replacement vouchers for Madison Apartments 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 04/01/2006 – 09/30/2007 was 11.26%; however, HAS expects vacancies to decrease and rentals to increase and the 3% goal should be achieved by 03/31/2008.
Leverage private and other public funds for the re-development of Fellwood Homes by 03/31/2008.	Private funding will come from Melaver, Inc. of Savannah, GA and public funds will be from tax credits.
Complete “The Veranda”, a 100-unit elderly only facility.	The Veranda, completed in Spring 2007, is currently at 100% occupancy. Its 100 units, 89 project-based rental assisted units and 11 market-rate rentals are included in the HOPE VI community, but no HOPE VI funds were used in this phase.
Goal: Improve The Quality Of Assisted Housing	
Attain Public Housing Assessment System score of 90% (“high performer”) by 03/31/2005 and maintain score through 03/31/2009.	The overall PHAS score for FYE 03/31/2007 was 75%.
Attain Section 8 Management Assessment Program score of 90% (“high performer”) by 3/31/05 and maintain score through 03/31/2009.	HAS received a SEMAP score of 83% for the FYE 03/31/2007.

<p>Modernize 700 public housing units through 03/31/2009.</p>	<p>No units were modernized during the 2007 fiscal year.</p>
<p>Demolish 123 buildings (607 units) located in Fellwood Homes, Fellwood Homes Annex, Francis Bartow Place and Marcus Stubbs Towers.</p>	<p>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; the implosion of Marcus Stubbs Towers took place on December 15, 2007.</p>
<p>Construct 200 units of replacement housing consisting of multifamily and single-family units.</p>	<p>In 2000, HAS was awarded a \$16.3 million HOPE VI grant to develop a mixed-finance community of on- and off-site rental and homeownership units, which total 267 units in the four phases. A 100-unit elderly facility was added after the award and is referred to as Phase V (The Veranda), but is not technically a HOPE VI phase because it does not contain HOPE VI funds. Since the grant's award, unit distribution has been revised to the following: Phase I – 168 rental units; Phase II – 31 on-site homeownership units; Phase III – 30 off-site single family homes; Phase IV – 38 off-site rental units and Phase V (The Veranda) - 100 elderly units. Phase I (Ashley Midtown), completed in 2004, has remained at or above 95% occupancy. Integral Properties LLC, the master developer, has revised the construction deadline for the remaining phases with a built-out date of December 2008. All phases have closed under HUD guidelines.</p>
<p>Provide replacement vouchers for demolition of Fellwood Homes and Fellwood Homes Annex and on an as needed basis through 03/31/2009.</p>	<p>303 replacement vouchers have been approved in conjunction with the demolition of Fellwood Homes and Fellwood Homes Annex.</p>
<p>Goal: Increase Assisted Housing Choices</p>	
<p>Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.</p>	<p>Voucher mobility counseling is provided for all families entering the Section 8 program. Individual counseling is provided on an as needed basis.</p>

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 eighty-nine (89) new landlords entered the Section 8 program between 4/01/07-9/30/07.
Maintain voucher homeownership program through 03/31/2009.	Twenty-two participants have become homeowners since the program began in 2003.
Maintain site-based waiting lists for all public housing neighborhoods.	Site based waiting lists have been implemented for each public housing neighborhood.
Goal: Improve Community Quality Of Life And Economic Vitality	
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 43% by 03/31/2008.
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.
Goal: Promote Self-Sufficiency And Asset Development Of Families And Individuals.	
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 423 by 3/31/08.
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 09/30/2007, the Family Self Sufficiency program is 100% utilized. There are currently 184 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 4/01/07-9/30/07, seven participants graduated from the Family Self Sufficiency program. A total of 57 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.
Goal: Ensure Equal Opportunity And Affirmatively Further Fair Housing	

<p>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.</p>	<p>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.</p>
<p>Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.</p>	<p>All public housing units are inspected annually and maintained in conditions equivalent to or exceeding HUD's Uniform Physical Conditions Standards.</p>
<p>Maintain the number of handicapped units at 5% and the number of hearing-impaired units by 2%.</p>	<p>In FY 2007, the HAS maintained handicapped and hearing-impaired units.</p>

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:

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

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 OF DEMOGRAPHIC CHANGES
IN PUBLIC HOUSING**

Neighborhood	Average Income	Average Rent	Average Family Size	Minority Population
Edgar Blackshear Homes (2006)	\$11,388	\$132.49	2.70	100%
Edgar Blackshear Homes (2007)	\$10,997	\$132.67	2.67	99.2%
Simon Frazier Homes (2006)	\$8,354	\$76.62	3.04	98.5%
Simon Frazier Homes (2007)	\$8,137	\$79.64	2.89	99.3%
Robert Hitch Village (2006)	\$7,253	\$51.72	2.98	99.9%
Robert Hitch Village (2007)	\$6,853	\$60.17	2.96	99.3%
Herbert Kayton Homes (2006)	\$8,423	\$82.69	2.85	99.3%
Herbert Kayton Homes (2007)	\$8,394	\$95.16	2.82	99.8%
Pickens Patterson Terrace (2006)	\$8,982	\$116.24	1.97	92%
Pickens Patterson Terrace (2007)	\$10,008	\$141.11	1.97	92.3%
Single Family Homes (2006)	\$17,394	\$225.51	4.07	100%
Single Family Homes (2007)	\$16,483	\$237.77	4.05	100%
Horace Stillwell Towers (2006)	\$9,432	\$142.96	1.03	75.7%
Horace Stillwell Towers (2007)	\$9,525	\$136.38	1.05	75.6%
Fred Wessels Homes (2006)	\$7,378	\$60.68	2.42	99.5%
Fred Wessels Homes (2007)	\$7,342	\$74.62	2.44	99.4%
Yamacraw Village (2006)	\$6,363	\$36.97	2.63	99.5%
Yamacraw Village (2007)	\$5,991	\$41.14	2.65	98.9%
Ashley Midtown (2006)	\$14,903	\$215.47	2.90	99.5%
Ashley Midtown (2007)	\$15,047	\$218.43	2.87	99.5%
All Neighborhoods (2006)	\$8,606	\$87.60	2.58	98.1%
All Neighborhoods (2007)	\$9,878	\$121.71	2.55	97.9%

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.”

Attachment “Q”

Violence Against Women Act (VAWA) Statement

VIOLENCE AGAINST WOMEN ACT (VAWA) STATEMENT

In accordance with 24 CFR 903.21, the Housing Authority of Savannah has incorporated the statutes and provisions of VAWA into its Admissions and Continued Occupancy Policy (ACOP) and Housing Choice Voucher (Section 8) Administrative Plan to protect victims of domestic violence, dating violence, sexual assault and stalking.

The VAWA section of the ACOP and Administrative Plan outlines HAS policies and procedures regarding victim documentation, termination/eviction of a perpetrator of domestic violence, and confidentiality requirements.

HAS is committed to the safety and welfare of all residents and has an ongoing partnership with SAFE Shelter. Safe Shelter provides outreach program services, domestic violence training, emergency shelter and comprehensive services including a state of the art facility that provides accommodations for 48 victims of domestic violence.

Attachment ‘R’

Temporary Unit Removal Request



TO: HUD FIELD OFFICE
 40 Marietta Street
 Five Points Plaza
 Atlanta GA 30303-2806

FR: Housing Authority of Savannah
 1407 Wheaton Street
 Savannah GA 31404

**MOLD & MILDEW REMEDIATION PLAN
 SUMMARY**

LOCATION	# UNITS	PROBLEM
Robert Hitch Village	60 {see below}	Mold & mildew on interior

900 - 902 Nero Court A&B
 901 - 903 Nero Court A&B
 921 - 925 Olga Court A&B
 941 - 945 Saul Court A&B
 831 - 835 Luke Court A&B
 801 - 805 Hitch Drive A&B
 221 - 227 Cain Court A&B
 241 -247 David Court A&B
 261 - 267 Eve Court A&B

- Relocate any existing tenants in mold & mildew plagued units
- Temporarily remove 60 units off-line for remediation
- Third party testing for mold & mildew concentration
- RFP for mold & mildew remediation services
- Remediate mold & mildew
- Clear units
- Reoccupy remediated units