

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

APPROVED BY BOARD OF COMMISSIONERS: MAY 27, 2008

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

## PHA Plan Agency Identification

**PHA Name:** ALBANY HOUSING AUTHORITY  
**PHA Number:** GA023

**PHA Fiscal Year Beginning:** 10/2008

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: 1125   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units: 63

**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: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

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

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: **To professionally serve the city of Albany by providing eligible families with quality, affordable housing; assisting residents in becoming economically and socially self-sufficient through community resources and services; and maintaining the properties according to industry standards.**

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - 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:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

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

**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.

**This Annual Plan for the year October 1, 2008 through September 30, 2009, is prepared under the requirements of the Quality Housing and Work Responsibility Act of 1998. This Plan follows the form prescribed by the U. S. Department of Housing and Urban Development.**

**In 2005, the Albany Housing Authority completed construction of the last new development for which we had funding. We don't anticipate any new funding in the future nor do we anticipate expansion of affordable housing. We are, however, investigating other opportunities to provide affordable housing outside the Public Housing arena. This plan does anticipate a phased in revitalization of Thronateeska Homes which will include the demolition of 8 selected units.**

**Our waiting list has been opened for brief periods during the current year and we expect that we will re-open it periodically during the coming year to meet specific needs as they arise. Currently, the U.S. Department of Housing and Urban Development and Public Housing Authorities are in transition from conventional management to property-based management. This transition was initiated on October 1, 2007 for all of our properties.**

**This Plan includes a budget for the expenditure of the Capital Fund for 2008 as well as budget revisions and Performance Reports for the Capital Fund years 2005-2007.**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**

<b>Annual Plan</b>	<b>Page #</b>
i. Executive Summary	1
ii. Table of Contents	1-2
1. Housing Needs	6-12
2. Financial Resources	12-13
3. Policies on Eligibility, Selection and Admissions	13-22

4. Rent Determination Policies	22-27
5. Operations and Management Policies	27-28
6. Grievance Procedures	28-29
7. Capital Improvement Needs	29-31
8. Demolition and Disposition	31-32
9. Designation of Housing	32-33
10. Conversions of Public Housing	33-34
11. Homeownership	34-36
12. Community Service Programs	36-39
13. Crime and Safety	39-41
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	41
16. Audit	41
17. Asset Management	41-42
18. Other Information	42-44

### Attachments

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

#### Required Attachments:

- Admissions Policy for Deconcentration (**See Component 3, (6)**)
- A** FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- H** List of Resident Advisory Board Members
- I** List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

#### Optional Attachments:

- J** PHA Management Organizational Chart
- B** FY 2008 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - C Flat Rent Schedule See Component 4, (1) c.1**
  - D Pet Policy**
  - E Performance and Evaluation Report 501-05**
  - F Performance and Evaluation Report 501-06**
  - G Performance and Evaluation Report 501-07**
  - H Resident Advisory Board Members**
  - I Resident Board Member**

### Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input 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 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
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input 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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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	
	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	653	5	4	5	3	5	3
Income >30% but <=50% of AMI	661	5	4	5	3	5	3
Income >50% but <80% of AMI	802	5	4	5	3	3	3
Elderly	300	5	3	5	5	3	3
Families with Disabilities	NA	5	5	4	5	2	2
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **1998-2002**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

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 as of <b>March 31, 2008</b>			
<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	393		
Extremely low income <=30% AMI	315	80.21	
Very low income (>30% but <=50% AMI)	65	16.45	
Low income (>50% but <80% AMI)	13	3.34	
Families with children	263	67	
Elderly families	16	4	
Families with Disabilities	53	13	
Race/ethnicity (B)	376	96	
Race/ethnicity (W)	16	4	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	134	34%	
2 BR	155	39%	

Housing Needs of Families on the Waiting List			
3 BR	76	19%	
4 BR	28	7%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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 <b><u>as of March 31, 2008</u></b>			
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	47		
Extremely low income <=30% AMI	38	80.85	
Very low income (>30% but <=50% AMI)	5	10.64	
Low income (>50% but <80% AMI)	4	8.51	
Families with children	39	83	
Elderly families	0	0	
Families with Disabilities	3	6	
Race/ethnicity (B)	46	98	
Race/ethnicity (W)	0	0	
Race/ethnicity (H)	1	2	
Race/ethnicity			
Characteristics by Bedroom Size			

<b>Housing Needs of Families on the Waiting List</b>			
(Public Housing Only)			
1BR	8	17	
2 BR	25	53	
3 BR	6	13	
4 BR	7	15	
5 BR	1	2	
5+ BR	0	0	
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)? <b>64</b> 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### **C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund	1,577,268	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
CFP 501-07	1,395,339	
CFP 501-06	658,838	
<b>3. Public Housing Dwelling Rental Income</b>	1,417,689	
<b>4. Other income (list below)</b>	0	
<b>4. Non-federal sources (list below)</b>	0	
<b>Total resources</b>	5,049,134	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **30 days**
- 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) **Credit checks for payment of rent and utilities.**
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **20**

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? **All**

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**)

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 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:

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

3

- Homelessness
- High rent burden

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers (**GA 23-21 only**)
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

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

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

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

**(6) Deconcentration and Income Mixing**

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:  
**Thronateeska Homes, GA23-1; Holley Homes, GA 23-4;  
Lipsey Homes, GA23-11 and Pate Homes, GA23-12**
- 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)
- 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?

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

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

- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**(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

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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)

#### **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:

**ALBANY HOUSING AUTHORITY  
 FLAT RENT SCHEDULE  
 3/31/2007**

**ATTACHMENT C**

<u>DEVELOPMENT</u>	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
THRONATEESKA		150	200	245	280
O.B. HINES		150	200	245	280
MCINTOSH		190	215	260	295
HOLLEY		150	200	245	280
WILLIAM BINNS		160	215	260	295
GOLDEN AGE	125	150	200		
DENNIS	125	150	200	245	280
HOLMAN		260	275		
HUDSON MALONE		310			
<u>DEVELOPMENT</u>	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
LIPSEY		250	280	325	360
PATE				325	360
CROSS				330	365
WETHERBEE				370	
SEAY VILLAGE			375	460	
SEAY VILLAGE (N)		310	375		
BRIERWOOD				460	495
SHERMAN OAKS		320	375		
KINGSBURY			375	460	495
LANE LANDINGS			375	460	495

**Methods of Determination of Flat Rent Amounts**

- Data was considered from a market study of market rate apartment complexes. It was noted that all complexes studied had amenities not found in most public housing including air conditioning, carpet, garbage disposals and pools. Data also showed that private apartments were larger than public housing. Data found that most private complexes had better sites locations. Most private complexes were newer than public housing

2. Adjustments were made to the average market rent to adjust for these factors.
3. Adjustments were made to allow for the lack of marketability for the public housing designation. Adjustments were made for other items perceived to affect the market for the development.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents

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

f. Rent re-determinations:

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

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

**All changes to family income except regular increases in wages on the same job or periodic increases in government benefits not related to changes in income or family composition.**

- 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)

**Market Study**

**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)

## **(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 J**
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1050	225
Section 8 Vouchers	61	2
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
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)

1. Admissions and Continued Occupancy Policy
2. Capitalization Policy
3. Check Acceptance Policy
4. Check Signing Policy
5. Community Room Policy
6. Criminal Records Management
7. Deconcentration Policy
8. Disposition Policy
9. Dwelling Lease
10. Economic Development/Self Sufficiency Policy
11. Grievance Procedure
12. Homeownership Opportunities Policy
13. Investment Policy
14. Maintenance Charges Policy
15. Personnel Policy
16. Pest Control Policy
17. Procurement Policy
18. Pet Policy
19. Rent Determination Policy
  - a. Income Based Rent Policy
  - b. Minimum Rent Policy
  - c. Flat Rent Policy
20. Resident Participation/Management Policy
21. Resident Drug Policy

(2) Section 8 Management: (list below)

1. Administrative Plan
2. FSS Action Plan
3. Lease

### **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)  
**PHA development management offices**

**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 A**

-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 (**ATTACHMENT B**)

-or-

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

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

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

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

1. Development name:

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

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

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

**23-1 Thronateeska 23-3 McIntosh Homes 23-2 O.B. Hines**

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:

**23-1 Thronateeska 23-3 McIntosh Homes 23-2 O.B. Hines**

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Thronateeska Homes AMP 1</b>
1b. Development (project) number: <b>GA023-1</b>

2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b>2008</b>
5. Number of units affected: <b>8</b>
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: <b>2009</b> b. Projected end date of activity: <b>2011</b>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name:

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

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

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

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

[24 CFR Part 903.7 9 (l)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **02/17/98**

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting	Access (development office / PHA main office /	Eligibility (public housing or section 8

		list/random selection/specific criteria/other)	other provider name)	participants or both)
<i>Adult Literacy</i>	25	<i>Specific Criteria</i>	<i>PHA Offices</i>	<i>Both</i>
Individual Credit Counseling	Varies	Specific Criteria	CCCS Offices	Both
Goodwill Industries	Varies	Specific Criteria	Goodwill Career Center	Both

**(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: 03/03/08)
Public Housing	114	48
Section 8	47	6

- 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**

The Albany Housing Authority will require residents to meet the requirements of Section 12 of the Act (the United States Housing Act of 1937, as amended). Specifically, all adult residents, except those exempted by virtue of age, disability, or involvement in work activities, will be required to contribute eight hours of community service each month or participate in an economic self sufficiency program for eight hours each month as a condition of their lease. This requirement will be enforced through the provisions of the dwelling lease and in accordance with 24 CFR Subpart F 960.600-609.

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

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

AMP 1 (Thronateeska 23-1)

**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)

**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)

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

AMP 1 (Thronateeska 23-1)

AMP 2 (Holley Homes 23-4 & Dennis Homes 23-8)

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

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENT D

## **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)

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

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

Attached at Attachment (File name)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

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

1. Consolidated Plan jurisdiction: **City of Albany, Georgia**

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

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

Other: (list below)

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

## D. Other Information Required by HUD

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

### **PUBLIC HEARING COMMENTS RECEIVED AND RESPONSES**

A public hearing was held on May 15, 2008. One written comment was received as part of the public hearing. The issues identified in the comment are as follow:

Issue 1. How will small businesses and minority businesses be affected by the asset management program instituted by the Albany Housing Authority?

Response: The Albany Housing Authority will continue to utilize the resources of the office of Small and Disadvantaged Business Utilization of the City of Albany. During training of the Property Managers on the procurement procedures for the Albany Housing Authority, emphasis was placed on using minority and small businesses.

Issue 2: Recommended that a more effective anti-poverty program be established.

Response: The Albany Housing Authority will take this recommendation into consideration.

### **MANAGEMENT FEES**

The Albany Housing Authority elects to phase in its management fees through 2011. Currently, the overhead charged to the public housing program is \$87.00 PUM, based on most recent financial statements (FYE 2008). The allowable management fees for the Albany Housing Authority are as follows:

- Management Fees--\$49.50 PUM
- Bookkeeping Fee--\$7.50 PUM
- Asset Management Fee-- \$10.00 PUM
- Total-- \$67.00 PUM

The difference between the current overhead costs, \$87.00 PUM and the allowable fee schedules is \$20.00 PUM. The Albany Housing Authority proposes the following phase-in schedule:

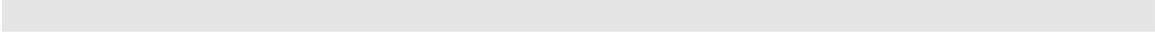
<b><u>Schedule of Phase-in of Management Fees for the Albany Housing Authority</u></b>			
2008 (Initial Year)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4 Full Compliance)
\$87 PUM	\$83 PUM	\$79 PUM	\$67 PUM

### **Definition for Substantial Deviation and Significant Amendment or Modification**

1. A change to a development account number on the capital fund program in excess of the greater of 10% of the grant amount or \$100,000.
2. A change in the selection preferences for admission.

## **Attachments**

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



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

**Part 1: Summary**

**ATTACHMENT A**

Comprehensive Grant Number    FFY of Grant Approval

HA Name **ALBANY HOUSING AUTHORITY** **\$1,577,268.00** **GA06P023501** **2008**

Original Annual Statement     Reserve for Disaster/Emergencies     Revised Annual Statement/Revision Number 1

Performance and Evaluation Report for Program Year Ending 3/31/2006     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CfP Funds	\$0.00			
2	1406 Operations	\$209,485.00			
3	1408 Management Improvements	\$30,000.00			
4	1410 Administration	\$157,727.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$146,749.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$100,000.00			
10	1460 Dwelling Structures	\$794,050.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$93,750.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$45,507.00			
14	1495.1 Relocation Costs	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1502 Contingency (May not exceed 8% of line 16)	\$0.00			
17	<b>Amount of Annual Grant (Sum of lines 2-16)</b>	<b>\$1,577,268.00</b>			
18	Amount of line 17 Related to LBP Activities	\$0.00			
19	Amount of line 17 Related to Section 504 Compliance	\$0.00			
20	Amount of line 17 Related to Security	\$0.00			
21	Amount of Line 17 Related to Energy Conservation Measures	\$787,800.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

**GA06P023501  
 2008**

**ATTACHMENT A**

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	# of units	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
GA23-1 Throneateska	Demolition of 8 units	1460	8	\$ 60,000.00			
	Site Improvements	1450		\$ 100,000.00			
GA23-2 OB Hines	Add AC	1460	56	\$ 150,000.00			
GA23-3 McIntosh	Replace ranges and refrigerators	1465	125	\$ 93,750.00			
	<b>Subtotal AMP 1</b>			<b>\$ 403,750.00</b>			
GA23-4 Holley Homes				\$ -			
GA23-6 William Binns				\$ -			
	<b>Subtotal AMP 2</b>			<b>\$ -</b>			
GA23-7 Golden Age	Replace 10% heat pumps	1465	20	\$ 15,000.00			
GA23-10 Malone Towers	Replace 10% heat pumps	1465	20	\$ 15,000.00			
GA23-13 Grover Cross							
GA23-19 Seay Village North							
GA23-22 Seay Village South							
	<b>Subtotal AMP 3</b>			<b>\$ 30,000.00</b>			
GA23-8 Dennis Homes	Add AC	1460	77	\$ 349,050.00			
GA23-9 Holman Homes							
GA23-13 Grover Cross							
GA23-17 Sherman Oaks							
GA23-18 Kingsbury							
	<b>Subtotal AMP 4</b>			<b>\$ 349,050.00</b>			

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date



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**ATTACHMENT A**

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

PHA Name: <b>ALBANY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: 501-08 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
23-1 Thronateeska	12/31/2009			9/30/2011			
23-2 O.B. Hines	12/31/2009			9/30/2011			
23-3 McIntosh	12/31/2009			9/30/2011			
23-7 Golden Age	12/31/2009			9/30/2011			
23-8 Dennis Homes	12/31/2009			9/30/2011			
23-10 Malone Towers	12/31/2009			9/30/2011			
23-14 Wetherbee	12/31/2009			9/30/2011			
PHA Wide	12/31/2009			9/30/2011			



**ATTACHMENT B****Capital Fund Program Five-Year Action Plan**

## Part I: Summary

PHA Name: Albany Housing Authority

 **Original 5-Year Plan** **Revision No:**

Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2009 PHA FY: 10/01/2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 10/01/2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 10/01/2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 10/01/2012
	Annual Statement				
23-1 Thronateeska		50,000	30,000	24,000	100,000
23-2 O B Hines		130,800	168,000	19,600	
23-3 McIntosh		308,000	162,500	160,000	10,000
23-4 Holley Homes		110,000		10,000	400,000
23-6 William Binns		110,000		10,000	100,000
23-7 Golden Age		20,000	75,000	77,000	
23-8 Dennis Homes		35,000	54,000	54,000	
23-9 Holman Homes		41,000	24,000	85,200	
23-10 Hudson Malone		90,000	94,000	83,750	100,000
23-11 Lipsey Homes		55,000	209,100	40,000	30,000
23-12 Pate Homes				227,250	144,800
23-13 Grover Cross Homes		5,000	8,000	8,000	32,000
23-14 Wetherbee		8,000	81,000	135,000	
23-16 Brierwood			25,300		46,000
23-17 Sherman Oaks			31,900	29,000	
PHA Wide		614,468	614,468	614,468	614,468
CFP Funds Listed for 5-year planning		\$1,577,268	\$1,577,268	\$1,577,268	\$1,577,268



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

ATTACHMENT B Activities for Year: 4 FFY Grant: 2011 PHA FY: 10/01/2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 10/01/2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Thronateeska 23-1	Replace interior water heaters	14,000	Thronateeska 23-1	Replace interior doors	40,000
	Resurface parking lot	10,000		Replace exterior doors	20,000
O.B. Hines 23-2	Replace water heaters	19,600		Replace resilient flooring	40,000
McIntosh Homes 23-3	Replace interior doors	10,000	McIntosh Homes 23-3	Replace resilient flooring	10,000
	Replace windows	125,000	Holley Homes 23-4	Add AC	275,000
	Bathroom remodeling	25,000		Replace windows	125,000
Holley Homes 23-4	Replace resilient flooring	10,000	William Binns 23-6	Replace windows	100,000
Williams Binns 23-6	Replace resilient flooring	10,000	Malone Towers 23-10	Replace roofs	100,000
	Replace water heaters		Lipsey Homes 23-11	Site improvement	30,000
Golden Age 23-7	Replace bath fixtures	25,000	Pate Homes 23-12	Replace windows	144,800
	Replace windows	20,000	Grover Cross 23-13	Remodel bathrooms	32,000
	Replace roofs	32,000	Brierwood 23-16	Replace kitchen cabinets	46,000
Dennis Homes 23-8	Replace windows	54,000	PHA wide	Training, travel, computer,	614,468
Holman Homes 23-9	Replace floor tile	10,000		Administration, architect fees	
	Replace resilient flooring	64,000		Inspection, CB equipment	
	Replace water heaters	11,200		Replace floor tile as needed	
Malone Towers 23-10	Replace carpet	20,000			
	Ranges & refrigerators	21,250			
	Replace windows	42,500			
Lipsey Homes 23-11	Replace flooring	10,000			
	Playground equipment	30,000			
Pate Homes 23-12	Floor tile	67,250			
	Site improvement	50,000			
	Replace doors	60,000			
	Remodel bathrooms	50,000			
Grover Cross 23-13	Replace flooring	8,000			
Wetherbee 23-14	Replace windows	45,000			
	Replace resilient flooring	60,000			
	Replace interior doors	30,000			
Sherman Oaks 23-17	Replace base cabinets	29,000			
PHA wide	Training, travel, computer,	614,468			
	Administration, architect fees				
	Inspection, CB equipment				
	Replace floor tile as needed				
	Total Estimated Cost	<b>\$ 1,577,268</b>	Total Estimated Cost		<b>\$ 1,577,268</b>



## ATTACHMENT D

### ALBANY HOUSING AUTHORITY

#### PET POLICY Effective: 10/10/00

1. **Purpose:** The Pet Policy for the Albany Housing Authority (AHA) is designed to allow eligible tenants the privilege of owning or keeping a common household pet, while also respecting the rights of other tenants and neighbors and protecting the interest of the AHA.
2. **Applicability:** This policy applies to all residents including the elderly and disabled who reside in public housing units.
3. **Pet Deposit:**
  - a. A \$300 non-refundable deposit shall be required from each tenant who desires to keep a pet. This fee shall be waived for elderly, 62 years or older, or disabled residents residing in the Golden Age, Dennis Homes, Holman Homes, and Hudson Malone Towers developments. This fee is designed to cover the operating costs to the development relating to the presence of pets. The deposit must be paid prior to receiving approval for the pet.
  - b. A \$100 refundable deposit shall also be required from each tenant who desires to keep a pet. This deposit shall be used to defray any cost(s) directly caused by the presence of the pet. Only one pet is allowed per household. For the purpose of this policy, one cage will be considered as one pet for pets kept in a cage. Pet deposits may be paid in up to three consecutive monthly installments.
4. **Acceptable Household Pets:** Acceptable household pets include dogs, cats, birds, and hamsters. Other similar type pets may be accepted by written decision of the Deputy Director of Housing Services. Pets that are not considered common household pets such as monkeys, snakes, pit bulls, rottweiler and other non-domesticated creatures are not allowed.
5. **Pet Size Limit: Authorized** pets may not exceed the weight of 20 pounds.
6. **Pet Maintenance: When** pets are outside, they must be on a leash and attended by the tenant or the tenant's designee. Pets may not be quartered outside. No doghouses or related pet quarters will be permitted. Pets may not be left chained to posts or structures or otherwise left unattended outside.
7. **Vaccinations and Licenses: Each** dog and cat must be certified to have current rabies shots. Each dog and cat must have current licenses if required by local law.
8. **Nuisance or Threat to Public Health or Safety: The** AHA will require the removal of any pet from a neighborhood upon determination that the pet's conduct or condition becomes a nuisance, or a threat to the health or safety of the other tenants of the neighborhood.

APPROVED 9/26/00

9. **Violations:** Violation of this policy will be considered violation of the lease agreement, and the tenant will be subject to such actions as prescribed in the lease agreement for violations of said agreement.
10. **Prior Approval:** Tenants who wish to keep a pet must receive prior written approval from the Albany Housing Authority, and must complete a rider to the lease agreement. The lease rider will include provisions for caring for the pet in the absence of the tenant.
11. **Exceptions:** Exceptions to this policy must be approved by the AHA Board of Commissioners.
12. **Implementing Procedures:** The Executive Director shall establish such procedures as necessary to implement this policy. The Executive Director may designate buildings, floors of buildings, or sections of buildings as no pet areas where pets are not permitted.

Reference: 24 CFR, Part 942

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**ATTACHMENT E**

HA Name	Comprehensive Grant Number	FFY of Grant Approval
<b>HOUSING AUTHORITY OF THE CITY OF ALBANY</b>	<b>GA06P023501</b>	<b>2005</b>
	<b>\$1,523,124.00</b>	

Original Annual Statement     Reserve for Disaster/Emergencies     Revised Annual Statement/Revision Number  
 Performance and Evaluation Report for Program Year Ending 3/31/2008     Final Performance and Evaluation Report    3/31/2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CfP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$273,400.37	\$273,400.37	\$273,400.37	\$273,400.37
3	1408 Management Improvements	\$31,786.35	\$31,786.35	\$31,786.35	\$31,786.35
4	1410 Administration	\$152,312.00	\$152,312.00	\$152,312.00	\$152,312.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$140,000.00	\$151,767.45	\$151,767.45	\$151,767.45
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$19,765.99	\$19,765.99	\$19,765.99	\$19,765.99
10	1460 Dwelling Structures	\$811,988.44	\$796,905.25	\$796,905.25	\$796,905.25
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$35,169.29	\$35,169.29	\$35,169.29	\$35,169.29
13	1475 Nondwelling Equipment	\$58,701.56	\$62,017.30	\$62,017.30	\$59,201.56
14	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1502 Contingency (May not exceed 8% of line 16)	\$0.00		\$0.00	\$0.00
17	<b>Amount of Annual Grant (Sum of lines 2-16)</b>	<b>\$1,523,124.00</b>	<b>\$1,523,124.00</b>	<b>\$1,523,124.00</b>	<b>\$1,520,308.26</b>
18	Amount of line 17 Related to LBP Activities	\$0.00		\$0.00	\$0.00
19	Amount of line 17 Related to Section 504 Compliance	\$0.00		\$0.00	\$0.00
20	Amount of line 17 Related to Security	\$0.00		\$0.00	\$0.00
21	Amount of Line 17 Related to Energy Conservation Measures	\$503,800.00	\$505,392.90	\$505,392.90	\$505,392.90

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

**ATTACHMENT E**

**GA06P023501  
2005**

3/31/2008

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	#	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2) As of 3/31/2008
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>GA 23-3 McIntosh</b>	Community Bldg.;bathrooms, ceiling	1470	1	\$18,346.98	\$18,346.98	\$18,346.98	\$18,346.98	Complete
<b>23-3 Subtotal</b>				<b>\$18,346.98</b>	<b>\$18,346.98</b>	<b>\$18,346.98</b>	<b>\$18,346.98</b>	
<b>GA 23-4 Holley</b>	Community Bldg. HVAC	1470	1	\$7,650.00	\$7,650.00	\$7,650.00	\$7,650.00	Complete
<b>23-4 Subtotal</b>				<b>\$7,650.00</b>	<b>\$7,650.00</b>	<b>\$7,650.00</b>	<b>\$7,650.00</b>	
<b>GA 23-9 Holman</b>	Replace kitchen cabinets/fixtures	1460	31	\$ 76,900.00	\$ 76,900.00	\$ 76,900.00	\$ 76,900.00	complete
	Replace bath fixtures	1460	31	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	
	Install vent hood for range	1460	31	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	\$ 31,000.00	
	Add air conditioning & windows	1460	31	\$ 166,323.25	\$ 166,324.26	\$ 166,324.26	\$ 166,324.26	
	Install dryer hookups	1460	31	\$ 6,100.00	\$ 6,100.00	\$ 6,100.00	\$ 6,100.00	
<b>23-9 Subtotal</b>				<b>\$311,323.25</b>	<b>\$311,324.26</b>	<b>\$311,324.26</b>	<b>\$311,324.26</b>	
<b>GA 23-10 Hudson Malone</b>	Replace closet doors	1460	95	\$0.00	\$0.00			Postpone to later year.
	Replace 20% heat pumps	1460	19	\$25,755.00	\$25,755.00	\$25,755.00	\$25,755.00	Purchased
<b>23-10 Subtotal</b>				<b>\$25,755.00</b>	<b>\$25,755.00</b>	<b>\$25,755.00</b>	<b>\$25,755.00</b>	
<b>GA 23-11 Lipsey</b>	Replace bath fixtures	1460	75	\$26,000.00	\$26,000.00	\$26,000.00	\$26,000.00	complete
	Replace porch siding	1460	75	\$109,000.00	\$93,915.80	\$93,915.80	\$93,915.80	complete
	Replace screen doors	1460	75	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	complete
	Community Bldg. Improvements	1470	1	\$9,172.31	\$9,172.31	\$9,172.31	\$9,172.31	complete
	Replace playground equipment	1470	2	\$0.00	\$0.00	\$0.00	\$0.00	deleted
	Install fencing	1450	1	\$19,765.99	\$19,765.99	\$19,765.99	\$19,765.99	complete
<b>23-11 Subtotal</b>				<b>\$193,938.30</b>	<b>\$178,854.10</b>	<b>\$178,854.10</b>	<b>\$178,854.10</b>	
<b>GA 23-12 Pate</b>	Replace HVAC; add AC	1460	50	\$305,663.64	\$ 305,663.64	<b>\$305,663.64</b>	\$305,663.64	Complete
<b>23-12 Subtotal</b>				<b>\$305,663.64</b>	<b>\$305,663.64</b>	<b>\$305,663.64</b>	<b>\$305,663.64</b>	
<b>PHA Wide</b>	Operations	1406		\$273,400.37	\$273,400.37	\$273,400.37	\$273,400.37	Complete
	Staff training and travel	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	complete
	Computer software	1408		\$11,786.35	\$11,786.35	\$11,786.35	\$11,786.35	Complete
	Computer equipment	1475		\$33,392.56	\$36,208.30	\$36,208.30	\$33,392.56	underway
	Maintenance Vehicle	1475		\$15,309.00	\$15,309.00	\$15,309.00	\$15,309.00	Complete
	Administration	1410		\$152,312.00	\$152,312.00	\$152,312.00	\$152,312.00	Complete
	Architectural fees	1430		\$50,000.00	\$61,767.45	\$61,767.45	\$61,767.45	Complete
	Inspection costs	1430		\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	Complete
	Replace floor tile	1460		\$4,246.55	\$4,246.55	\$4,246.55	\$4,246.55	Complete
	Community room furniture	1475		\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	Complete
<b>PHA wide Subtotal</b>				<b>\$660,446.83</b>	<b>\$675,530.02</b>	<b>\$675,530.02</b>	<b>\$672,714.28</b>	
<b>TOTAL</b>				<b>\$1,523,124.00</b>	<b>\$1,523,124.00</b>	<b>\$1,523,124.00</b>	<b>\$1,520,308.26</b>	

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date.

**Annual Statement/Performance and Evaluation Report**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

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

**Part III: Implementation Schedule**

501-05

**ATTACHMENT E**

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>GA 23-3 McIntosh</b>	8/17/2007		9/30/2006	8/17/2009		9/30/2006	
<b>GA 23-4 Holley</b>	8/17/2007		6/30/2006	8/17/2009		6/30/2006	
<b>GA 23-9 Holman</b>	8/17/2007		12/31/2006	8/17/2009		6/30/2007	
<b>Ga 23-10 Hudson Malone</b>	8/17/2007		12/31/2006	8/17/2009		12/31/2006	
<b>GA 23-11 Lipsey</b>	8/17/2007		6/30/2007	8/17/2009		9/30/2007	
<b>GA 23-12 Pate</b>	8/17/2007		6/30/2006	8/17/2009		3/31/2007	
<b>PHA WIDE</b>	8/17/2007		9/30/2007	8/17/2009			
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

# Annual Statement/Performance and Evaluation Report

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

### ATTACHMENT F

HA Name	Comprehensive Grant Number	FFY of Grant Approval
<b>HOUSING AUTHORITY OF THE CITY OF ALBANY</b>	<b>GA06P023501</b>	<b>2006</b>
	<b>\$1,522,164.00</b>	

Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number 3

Performance and Evaluation Report for Program Year Ending 3/31/2008  Final Performance and Evaluation Report 3/31/2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CfP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$220,696.80	\$220,696.80	\$220,696.80	\$100,000.00
3	1408 Management Improvements	\$35,000.00	\$35,000.00	\$29,808.33	\$29,808.33
4	1410 Administration	\$147,848.00	\$147,848.00	\$147,848.00	\$147,848.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$184,167.00	\$168,499.38	\$129,289.00	\$61,052.08
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$1,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$882,452.20	\$903,595.44	\$291,234.23	\$69,972.30
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$51,000.00	\$46,524.38	\$44,450.06	\$44,450.06
14	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1502 Contingency (May not exceed 8% of line 16)	\$0.00		\$0.00	\$0.00
17	<b>Amount of Annual Grant (Sum of lines 2-16)</b>	<b>\$1,522,164.00</b>	<b>\$1,522,164.00</b>	<b>\$863,326.42</b>	<b>\$453,130.77</b>
18	Amount of line 17 Related to LBP Activities	\$0.00		\$0.00	\$0.00
19	Amount of line 17 Related to Section 504 Compliance	\$0.00		\$0.00	\$0.00
20	Amount of line 17 Related to Security	\$0.00		\$0.00	\$0.00
21	Amount of Line 17 Related to Energy Conservation Measures	\$549,645.00	\$612,361.21	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

**ATTACHMENT F**

**GA06P023501  
2006**

3/31/2008

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	#	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>GA 23-1 Thronateeska</b>	Add AC	1460	40	\$132,000.00	\$0.00	\$0.00	\$0.00	Moved to 501-07
	Replace windows	1460	40	\$80,000.00	\$0.00	\$0.00	\$0.00	Moved to 501-07
	<b>23-1 Subtotal</b>			<b>\$212,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	Under A&E design
<b>GA 23-2 O B Hines</b>	Ceiling repair	1460	12	\$25,000.00	\$0.00	\$0.00	\$0.00	Deleted
	<b>23-2 Subtotal</b>			<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>GA 23-3 McIntosh</b>	Install tv jacks	1460	125	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>23-3 Subtotal</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>GA 23-4 Holley</b>	Replace kitchen cabinets/fixtures	1460	125	\$89,824.00	\$89,824.00	\$89,824.00	\$0.00	Under contract
	Remodel baths	1460	125	\$75,000.00	\$75,000.00	\$75,000.00	\$0.00	Under contract
	<b>23-4 Subtotal</b>			<b>\$164,824.00</b>	<b>\$164,824.00</b>	<b>\$164,824.00</b>	<b>\$0.00</b>	
<b>GA 23-6 William Binns</b>	Add AC	1460	100	\$337,645.00	\$612,361.20	\$0.00	\$0.00	Under A&E design
	<b>Subtotal</b>			<b>\$337,645.00</b>	<b>\$612,361.20</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>GA 23-9 Holman</b>	Replace closet doors	1460	31	0.00	\$0.00	\$0.00	\$0.00	
	<b>23-9 Subtotal</b>			<b>0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>GA 23-10 Hudson Malone</b>	Remodel canopy	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace 20% heat pumps	1460	19	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>23-10 Subtotal</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>GA 23-12 Pate</b>	Install fencing	1450	1	\$1,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Add siding	1460	75	\$78,680.00	\$67,812.00	\$67,812.00	\$54,972.30	Awaiting closeout
	Replace screen doors	1460	75	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	Complete
	<b>23-12 Subtotal</b>			<b>\$94,680.00</b>	<b>\$82,812.00</b>	<b>\$82,812.00</b>	<b>\$69,972.30</b>	
<b>GA 23-13 Cross</b>	Replace kitchen cabinets/fixtures/baths	1460	16	\$32,000.00	\$43,598.23	\$43,598.23	\$0.00	Under contract
	<b>23-13 Subtotal</b>			<b>\$32,000.00</b>	<b>\$43,598.23</b>	<b>\$43,598.23</b>	<b>\$0.00</b>	
<b>PHA Wide</b>	Staff training and travel	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	completed
	Computer software	1408		\$15,000.00	\$15,000.00	\$9,808.33	\$9,808.33	Underway
	Computer hardware	1475		\$30,000.00	\$30,000.00	\$27,925.68	\$27,925.68	Underway
	Maintenance Vehicle	1475		\$20,000.00	\$16,524.39	\$16,524.38	\$16,524.38	completed
	Administration	1410		\$147,848.00	\$147,848.00	\$147,848.00	\$147,848.00	completed
	Architectural fees	1430		\$94,167.00	\$78,499.38	\$39,289.00	\$24,535.88	Underway
	Inspection costs	1430		\$90,000.00	\$90,000.00	\$90,000.00	\$36,516.20	Underway
	Replace floor tile	1460		\$17,303.20	\$0.00	\$0.00	\$0.00	Deleted
	Community room furniture	1475		\$1,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Operations	1406		\$220,696.80	\$220,696.80	\$220,696.80	\$100,000.00	Underway
	<b>PHA wide Subtotal</b>			<b>\$656,015.00</b>	<b>\$618,568.57</b>	<b>\$572,092.19</b>	<b>\$383,158.47</b>	
	<b>TOTAL</b>			<b>\$1,522,164.00</b>	<b>\$1,522,164.00</b>	<b>\$863,326.42</b>	<b>\$453,130.77</b>	

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
Signature of Executive Director and Date.

2) To be completed for the Performance and Evaluation Report.  
Signature of Public Housing Director/Office of Native American Programs Administrator and Date.

**Annual Statement/Performance and Evaluation Report**

OMB Approval No. 2577-0157 (Exp. 7/31/95)

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

**Part III: Implementation Schedule**

501-06

**ATTACHMENT F**

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
<b>GA 23-1 Thronateeska</b>	12/31/2007	Moved to 501-07		9/30/2008	Moved to 501-07		Delay in design preparation	
<b>GA 23-2 O B Hines</b>	12/31/2007	Moved to 501-07		9/30/2008	Moved to 501-07			
<b>GA 23-3 McIntosh</b>	12/31/2007	Deleted		9/30/2008	Deleted			
<b>GA 23-4 Holley</b>	12/31/2007			9/30/2008				
<b>GA 23-6 William Binns</b>	12/31/2007	6/30/2008		9/30/2008	12/31/2008			
<b>GA 23-9 Holman</b>	12/31/2007	Deleted		9/30/2008	Deleted			
<b>GA 23-10 Hudson</b>	12/31/2007	Deleted		9/30/2008	Deleted			
<b>GA 23-12 Malone</b>	12/31/2007		12/31/2007	9/30/2008				
<b>GA 23-13 Pate</b>	12/31/2007			9/30/2008				
<b>Cross</b>								
<b>PHA Wide</b>	12/31/2007			9/30/2008				
				(2) To be completed for the Performance and Evaluation Report				
				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)**

**Part 1: Summary**

**ATTACHMENT G**

Comprehensive Grant Number	FFY of Grant Approval
<b>GA06P023501</b>	<b>2007</b>

HA Name **Housing Authority of the City of Albany** **\$1,622,284.00**

Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number 1  
 Performance and Evaluation Report for Program Year Ending 3/31/2008  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CfP Funds				
2	1406 Operations	\$250,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$35,000.00	\$35,000.00	\$0.00	\$0.00
4	1410 Administration	\$162,228.00	\$162,228.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$147,636.00	\$147,636.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000.00	\$151,995.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$865,420.00	\$978,425.00	\$166,181.00	\$3,005.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$102,000.00	\$102,000.00	\$60,764.00	\$60,764.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$45,000.00	\$45,000.00	\$0.00	\$0.00
14	1495.1 Relocation Costs				
15	1490 Replacement Reserve				
16	1502 Contingency (May not exceed 8% of line 16)				
17	<b>Amount of Annual Grant (Sum of lines 2-16)</b>	<b>\$1,622,284.00</b>	<b>\$1,622,284.00</b>	<b>\$226,945.00</b>	<b>\$63,769.00</b>
18	Amount of line 17 Related to LBP Activities	\$0.00	\$0.00		
19	Amount of line 17 Related to Section 504 Compliance	\$0.00	\$0.00		
20	Amount of line 17 Related to Security	\$0.00	\$0.00		
21	Amount of Line 17 Related to Energy Conservation Measures	\$252,000.00	\$422,000.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
							GA06P023501		
ATTACHMENT G							2007		
Development				Total Estimated Cost		Total Actual Cost		Status	
Number/Name	General Description of Major	Development	#	Original	Revised (1)	Funds	Funds		
HA - Wide	Work Categories	Account	of units			Obligated (2)	Expended (2)		
Activities		Number							
GA23-1 Thronatesska	Replace ranges and refrigerators	1465	40	\$30,000.00	\$ 30,000.00	\$26,528.00	\$26,528.00	complete	
	Add AC	1460	32		\$ 200,000.00			A&E	
	Replace windows	1460	32		\$ 120,000.00			A&E	
	Site improvements	1450	40		\$ 136,995.00				
GA23-2 OB Hines	Replace ranges and refrigerators	1465	56	\$42,000.00	\$ 42,000.00	\$34,236.00	\$34,236.00	complete	
	Add AC	1460	56	\$150,000.00	\$ 50,000.00	\$0.00	\$0.00		
	Replace ceilings	1460	12	\$25,000.00	\$ 25,000.00	\$0.00	\$0.00		
	Remodel bathrooms	1460	56	\$56,000.00	\$ 56,000.00	\$0.00	\$0.00		
GA23-3 McIntosh	Stripe parking lots	1450	125	\$5,000.00	\$ 5,000.00	\$0.00	\$0.00		
	Install tv & telephone jacks	1460	125	\$25,000.00	\$ 25,000.00	\$0.00	\$0.00		
	<b>Subtotal AMP 1</b>			<b>\$333,000.00</b>	<b>\$ 689,995.00</b>	<b>\$60,764.00</b>	<b>\$60,764.00</b>		
GA23-4 Holley Homes	Replace kitchen cabinets	1460	50	\$100,000.00	\$100,000.00	\$100,000.00	\$0.00	Under	
	Remodel bathrooms	1460	50	\$75,000.00	\$75,000.00	\$63,176.00	\$0.00	contract	
GA23-6 William Binns	Kitchen remodeling	1460	100	\$250,000.00	\$ 150,000.00	\$0.00	\$0.00	A&E	
	Bathroom remodeling	1460	100	\$129,420.00	\$129,420.00	\$0.00	\$0.00	Design	
	<b>Subtotal AMP 2</b>			<b>\$554,420.00</b>	<b>\$454,420.00</b>	<b>\$163,176.00</b>	<b>\$0.00</b>		
GA23-7 Golden Age									
GA23-10 Malone	Replace 20% heat pumps	1465	20	\$30,000.00	\$30,000.00	\$0.00	\$0.00		
	Remodel canopy at rear entrance	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Replace fire alarm monitoring panel	1460		\$10,000.00	\$3,005.00	\$3,005.00	\$3,005.00	complete	
GA23-13 Grover Cross									
GA23-19 Seay Village North									
GA23-22 Seay Village South									
	<b>Subtotal AMP 3</b>			<b>\$45,000.00</b>	<b>\$38,005.00</b>	<b>\$3,005.00</b>	<b>\$3,005.00</b>		
GA23-8 Dennis									
GA23-9 Holman	Replace closet doors	1460	31	\$15,000.00	\$15,000.00	\$0.00	\$0.00		
GA23-13 Grover Cross									
GA23-17 Sherman Oaks									
GA23-18 Kingsbury									
	<b>Subtotal AMP 4</b>			<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date.				Signature of Public Housing Director/Office of Native American Programs Administrator and Date.					

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

**GA06P023501  
 2007**

**ATTACHMENT G**

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	# of units	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA23-11 Lipsey	Stripe parking lots	1450	75	\$ 5,000.00	\$ 5,000.00	\$0.00	\$0.00	
GA23-12 Pate	Stripe parking lots	1450	50	\$ 5,000.00	\$ 5,000.00	\$0.00	\$0.00	
GA23-14 Wetherbee								
GA23-16 Brierwood								
GA23-20 Lane Landings								
	<b>Subtotal AMP 5</b>			<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA23-21 Ashley Riverside								
	<b>Subtotal AMP 6</b>			<b>\$ -</b>				
PHA wide	Staff training & travel	1408		\$ 20,000.00	\$20,000.00	\$0.00	\$0.00	
	Computer software	1408		\$ 15,000.00	\$15,000.00	\$0.00	\$0.00	
	Computer hardware	1475		\$ 15,000.00	\$15,000.00	\$0.00	\$0.00	
	Maintenance vehicle	1475		\$ 20,000.00	\$ 20,000.00	\$0.00	\$0.00	
	Administration	1410		\$ 162,228.00	\$162,228.00	\$0.00	\$0.00	
	Architectural fees	1430		\$ 94,167.00	\$94,167.00	\$0.00	\$0.00	
	Inspection costs	1430		\$ 53,469.00	\$53,469.00	\$0.00	\$0.00	
	Replace floor tiles	1460		\$ 25,000.00	\$25,000.00	\$0.00	\$0.00	
	Community room equipment	1475		\$ 10,000.00	\$10,000.00	\$0.00	\$0.00	
	Operations	1406		\$ 250,000.00	\$0.00	\$0.00	\$0.00	
	<b>Subtotal PHA wide</b>			<b>\$ 664,864.00</b>	<b>\$414,864.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL</b>			<b>\$ 1,622,284.00</b>	<b>\$1,622,284.00</b>	<b>\$226,945.00</b>	<b>\$63,769.00</b>	
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.								
Signature of Executive Director and Date.				Signature of Public Housing Director/Office of Native American Programs Administrator and Date.				

ATTACHMENT G

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY		Grant Type and Number Capital Fund Program No: 501-07 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
23-1 Thronateeska	12/31/2008			9/30/2010			
23-2 O.B. Hines	12/31/2008			9/30/2010			
23-3 McIntosh	12/31/2008			9/30/2010			
23-4 Holley Homes	12/31/2008			9/30/2010			
23-6 William Binns	12/31/2008			9/30/2010			
23-9 Holman Homes	12/31/2008			9/30/2010			
23-10 Malone Towers	12/31/2008			9/30/2010			
23-12 Pate	12/31/2008			9/30/2010			
23-13 Grover Cross	12/31/2008			9/30/2010			
PHA wide	12/31/2008			9/30/2010			

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**ATTACHMENT H**

**ALBANY HOUSING AUTHORITY  
GA023**

**Resident Advisory Board Members**

Ms. Rosa Engram  
2128 W. Gordon Avenue #9  
Albany, GA 31707

Ms. Rousha Hall  
637 W. Society Avenue  
Albany, GA 31701

Ms. Fannie Mallory  
719 S. Westover Blvd. #4  
Albany, GA 31707

Ms. Greta Rogers  
401 Flint Avenue, Apt. 321  
Albany, GA 31701

**ATTACHMENT I**

**ALBANY HOUSING AUTHORITY  
GA023**

**Resident Board Member**

Ms. Deborah Roberts  
624 Kingsbury Lane  
Albany, GA 31721

# Housing Services Division

