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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

Housing Authority of the City of Warner Robins

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: Warner Robins Housing Authority **PHA Number:** GA160

PHA Fiscal Year Beginning: (07/2008)
PHA Programs Administered:

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

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: (state mission here)

The Warner Robins Housing Authority is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self-sufficiency, upward mobility and partnerships with our residents and others to enhance the quality of life in our communities.

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
- ☐ Oher (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)

STATEMENT OF PROGRESS IN MEETING THE WARNER ROBINS HOUSING AUTHORITY'S FIVE-YEAR PLAN GOALS AND OBJECTIVES ARE ADDRESSED IN ATTACHMENT D.

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**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Agency Plan is a comprehensive guide to the Warner Robins Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the Plan: the Five-Year Plan, which the Authority submits to the Department of Housing and Urban Development (HUD) once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every year. This document represents the Authority's FY2008 Agency Plan Annual Update.

Since the Agency serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-year Plan for FY 2008 CFP based on FY2007 funding amount. The Annual Statement and Five-year Plan can be found in the binder under Tab 2 (ga160a02).

A list of all information included in the Plan is located in the following pages.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- ☒ **Attachment A:** Deconcentration Analysis
- ☒ 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)
- ☒ **Attachment B:** Community Service Requirement
- ☒ **Attachment C:** Pet Policy
- ☒ **Attachment D**: Statement of Progress in Meeting Five-year Plan Mission and Goals
- ☒ **Attachment E:** Resident Membership on the PHA Governing Board
- ☒ **Attachment F**: Membership of the Resident Advisory Board
- ☒ **Attachment G**: Resident Assessment and Satisfaction Survey Follow-up Plan
- ☒ **Attachment H:** Criteria for Substantial Deviation and Significant Amendments
- ☒ **Attachment I:** Other Information
- ☒ **Attachment J:** WRHA VAWA Agency Plan Provision
- ☒ **Attachment K:** WRHA VAWA Policy

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY 2009 – 2013 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)

GA06P16050107 FY2007 Performance & Evaluation Report
GA06P16050106 FY2006 Performance & Evaluation Report
GA06P16050105 FY2005 Performance & Evaluation Report
GA06P16050104 FY2004 Performance & Evaluation Report
2007 Bond Financing

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Administrative Plan	
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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 ☐ 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
	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	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	1,301	5	4	4	3	2	3
Income >30% but <=50% of AMI	821	4	3	3	3	2	2
Income >50% but <80% of AMI	688	3	2	2	2	2	2
Elderly	306	4	3	3	4	2	4
Families with Disabilities	n/a	3	3	3	5	3	3
Black	1,577	4	3	3	3	3	3
White	1,179	4	3	3	3	3	3
Hispanic	199	3	3	3	3	3	3

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: 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) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	180		107
Extremely low income <=30% AMI	163	91%	
Very low income (>30% but <=50% AMI)	16	10%	
Low income (>50% but <80% AMI)	0	0	
Families with children	137	76%	
Elderly families	27	15%	
Families with Disabilities	16	9%	
Black	148	82%	
White	29	16%	
Other	3	2%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	5
1 BR	43	24%	46
2 BR	65	36%	26
3 BR	64	36%	24
4 BR	6	3%	5
5 BR	2	1%	1

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

☒ Funding constraints
☒ Staffing constraints
☐ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance

- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2008 grants)**		
a) Public Housing Operating Fund	$838,161	
b) Public Housing Capital Fund	$638,039	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2007 CFP (As of 12/31/07)	$0	
FY2006 CFP (As of 12/31/07)	$0	
FY2005 CFP (As of 12/31/07)	$0	
3. Public Housing Dwelling Rental Income	$382,870	Operations
4. Other income (list below)		
Excess Utilities	$5,400	Operations
Interest	$7,550	Operations
Other Income	$63,620	Operations
5. Non-federal sources (list below)		
Total resources	$1,935,640	

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: (when a unit becomes available)
☐ Other: (describe)

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

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

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

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

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

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

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

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

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ 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:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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:

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

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

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

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☐ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

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)

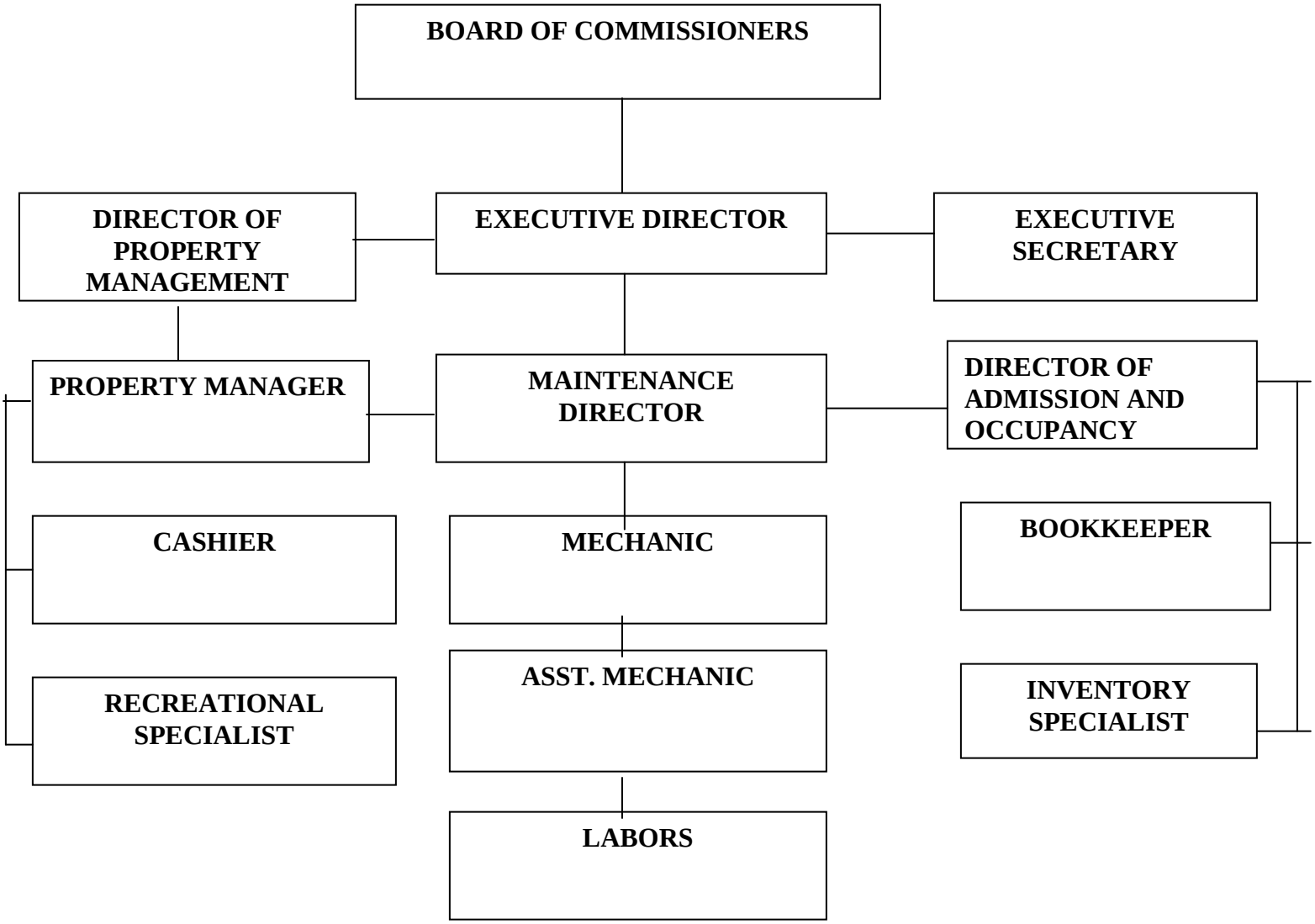
A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

WARNER ROBINS HOUSING AUTHORITY ORGANIZATIONAL CHART



B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	425	20%
Section 8 Vouchers	n/a	n/a
Section 8 Certificates	n/a	n/a
Section 8 Mod Rehab	n/a	n/a
Special Purpose Section 8 Certificates/Vouchers (list individually)	n/a	n/a
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Capital Fund	426	20%

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)

Admission and Continued Occupancy
Cash Mgt. & Investment
Disposition of Property
One Strike
Personnel Policy
Safety
Capitalization
Deconcentration
Insurance
Pet Policy
Procument

(2) Section 8 Management: (list below)

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)

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)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

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

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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.)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ More than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

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? 06/25/2000

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Adult Education Program	*15*	*Application*	*PHA Main Office*	*Public Housing*

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

All developments

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

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

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

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

All developments

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)

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)]

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: (Warner Robins, GA)

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)

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

The City of Warner Robins' goal is that all citizens be housed in decent affordable quarters. Certain groups of citizens face serious housing problems, especially in relation to affordability. The following groups are particularly beleaguered: Extremely low and low-income renter households in all family types.

D. Other Information Required by HUD

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

Attachment A

Deconcentration Analysis

The Housing Authority of the City of Warner Robins will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority of the City of Warner Robins.

The Housing Authority of the City of Warner Robins performed a review of all covered developments to determine if there is any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Medium Income	Authority Median Income	Percentage
T. J. Calhoun Homes	$9,766	$9,674	101.5%
Cam Campbell Homes	$8,603	$9,674	89.2%
Oscar Thomie Homes	$8,298	$9,674	86.7%
Kemp Harrison Homes	$8,433	$9,674	87.1%
Jimmy Rosenberg Homes	$9,545	$9,674	99.6%
Herman Watson Homes	$10,310	$9,674	107.7%
Mary B. Terry Homes	$12,760	$9,674	132.9%

Component 3, (6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No Does the PHA have general occupancy (family) public housing development covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next questions.

b. ☒ Yes ☐ No Does any of these covered developments have average incomes above or below 85% to 115% of the average income of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy of Covered Developments

Development Name:	Number of Units	Explanation (if any) see step 4 at CFR 903.2©(1)(iv)	Deconcentration policy (if no explanation) see step 5 at CFR903.3©(1)(v)
T. J. Calhoun Homes	70		
Herman Watson Homes	50	Small Development	
Mary B. Terry Homes	23	Small Development	

Attachment B

Implementation of Community Service Requirement

Exceptions for not fulfilling Community Service

The following exceptions will be granted for the month in which the following conditions occur:

A. Illness of the participants or participants' dependents that require hospitalization

Or

B. Death of an immediate family member

Quarterly Determination

For each public housing resident, the Housing Authority shall, review and determine the compliance or the resident with the requirement quarterly by the Program Coordinator. Such determination shall be made in accordance with the principles of due process and on non-discriminatory basis.

Non-Compliance

If the Housing Authority determines that a resident subject to requirement is non-compliant, the PHA shall notify the resident in writing of such non-compliance. The written notification shall state that the determination for noncompliance is subject to the administrative grievance procedure. Failure by the resident to enter into a cooperative-agreement, before the expiration of the lease may be cause for termination.

Coordination

As an on-going process, the PHA will enter into a cooperative agreement with the Department of Family and Children Services, to share information and/or target supportive services. The PHA will coordinate its efforts with client referrals, information sharing regarding mutual clients and jointly administer the program.

How the program will be Administered

A. The resident will have the option of finding a community service position or PHA Coordinator will work with the resident in finding a community service position.

B. Community Service Cooperative Agreement
An agreement will be signed by the agency receiving the community worker and the community worker detailing responsibilities, hours in which this individual will work, and expectation of the agency.

C. Time Sheet
Resident will be required to provide time sheets to the Program Coordinator signed by the agency on the 5th workday of each month certifying that they have fulfilled the eight hours required community service the previous month.

D. Transportation
The PHA will not provide transportation. The Resident will be responsible for their transportation to perform community service requirements.

E. The cooperative agreements will be reviewed quarterly by the program coordinator.

Grievance Procedure

The following procedures apply to the request for a formal grievance hearing under this procedure.

If the complainant is not satisfied with the notice of lease termination for failure to comply with the community service requirements, the complainant must submit a written request for a grievance hearing the with Executive Director, no later than five (5) business days after the complainant has received a notice of lease termination.

Failure to request a hearing within five (5) business days of the date of the eviction, the eviction notice becomes final and the PHA is not obligated to offer a grievance hearing.

Attachment C

Pet Policy

I. Purpose

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Housing Authority will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep **common household pets** in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed thirty (30) pounds at time of maturity. All dogs must be neutered or sprayed.

Cats: All cats must be neutered or sprayed and declawed.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

II. Registration

Every pet must be registered with the Housing Authority's management prior to moving the pet into the unit and updated annual thereafter. Registration requires the following:

A. A certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address and phone number (dogs, cats).

D. Proof of neutering/spraying and/or declawing, if applicable (Dogs, cats).

E. Photograph (no smaller than 3 x 5) of pet or aquarium.

F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish –size of tank or aquarium must be registered.

III. License and Tags

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All license and tags must be current.

IV. Density of Pets

Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority only will give final approval on type and density of pets.

V. Visitor and Guests

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a cat without permission.

VI. Pet Restraints

A. All dogs must be on a leash when not in the owner's apartment. The lease must be not longer than three (3) feet.

B. Cats must be in a caged container or on a lease when taken out of the owner's apartment.

C. Birds must be in a cage when inside of the resident's apartment or entering or leaving a building.

VII. Liability

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority caused by their pet, and shall indemnify the Housing Authority for all costs of litigation and attorney's fee resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. Sanitary Standards and Waste Disposal

A. Litter boxes must be provided for cats with use of odor-reducing chemicals.

B. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owners.

C. Pet owners are responsible for immediate removal of the feces of their pet and shall charge in instances where damages occur to Authority property due to pet or removal of pet feces by staff.

(i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.

(ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside of the building in the garbage container and/or trash compactor.

D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspection once a month.

IX. General Rules

The resident agrees to comply with the following rules imposed by the Housing Authority:

A. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.

B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.

C. Dog houses are not allowed on Authority property.

X. Pet Rule Violation and Pet Removal

A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violation may result in pet removal or termination of the pet owner's tenancy or both.

B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.

C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. The Authority accepts no responsibility for pets so removed.

XI. Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the Authority's Grievance Procedure will be followed.

XII. Grievance

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. Damage Deposit

A "Pet Damage Deposit" will be required for dogs and cats only; however, all pet owners must comply with registration rules for all other pets. The "Pet

Damage Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence to the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the "Pet Damage Deposit" will be $100.

XIV. Exceptions

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

Attachment D

Statement of Progress of Meeting Five-Year Plan Mission and Goals

GOALS AND OBJECTIVES

Goal Number One

The Warner Robins Housing Authority will improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.

The Executive Director has worked and consulted with the Board of Commissioners to improve operational systems and ensure the efficient completion of all job tasks. The Housing Authority has worked with local agencies such as the Department of Family and Children Services and Middle Georgia Technical College to identify sources of funding for programs to improve service delivery and reduce duplicative costs. Our Authority has worked with these agencies in providing job training and educational training for the customers we serve.

Goal Number Two

The Warner Robins Housing Authority will strive to improve the public and community image of the Housing Authority by developing and implementing a comprehensive Public Relations Plan.

The Warner Robins Housing Authority continues to promote its agency and the positive services the agency provides for the betterment of the customers we serve.

The Maintenance Department continues to provide a work force with a professional image by conducting and participating in community efforts, including contracting maintenance services as necessary, to promote the benefits and beautification of the City.

Goal Number Three

The Warner Robins Housing Authority will enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

The Housing Authority continues to improve the appearance of its housing stock through modernization through our Five-Year Comprehensive Grant by improving the overall physical appearance of the units. We have maintained a preventative maintenance plan, which includes seasonal flower planting and signage for the properties.

Goal Number Four

The Warner Robins Housing Authority will become competitive with the private market.

The Housing Authority has begun major renovations to a majority of the units with the Capital Fund Program. The Authority has planned addition renovation to the developments on a physical needs basis through use of bond proceeds in order to compete with the private markets.

Attachment E

Resident Member on the PHA Governing Board

RESIDENT COMMISSIONER

Lisa Holliman
316 Iverness Avenue
Warner Robins, GA 31093

APPOINTED: August 2007

Expires: August 2008

Attachment F

WARNER ROBINS HOUSING AUTHORITY

RESIDENT ADVISORY BOARD

President - Louis Laney
Vice-President - Renee Steward
Secretary - Shirley Hester
Treasurer - Trudy Ragin

Georgia Neal
Eunice Smith
Willie James Haslem
Thomas Torres
Mary Davis
Gail Capel
Alvestine Collins
Jeanette Walker
Annie Williams
Dorothy Estle
John Steele
Lorraine Frances
James Stephens
Jessie Martin, Jr.
Pamela Wiley
Ruby Madison

Attachment G

Resident Assessment and Satisfaction Survey Follow-Up Plan

The Warner Robins Housing Authority was not assessed using the Resident Assessment Satisfaction Survey Follow-Up Plan. Housing and Urban Development utilized the previous year assessed score for RASS.

Attachment H

Criteria for Substantial Deviation and Significant Amendments

A. Substantial Deviation from the 5-year Plan:

A "Substantial Deviation" from the 5-year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over $50,000 (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation homeownership programs or conversion activities.

Attachment I

Other Information

Capital Fund Financing Bond

The Housing Authority continues to utilize 2.8 million dollars in bond proceeds to complete work items identified in the latest physical needs assessment. Debt service on these funds is recaptured annually from the HUD Capital Fund Program. The specifics of the bond expenditures are shown in the Annual Statement/Performance and Evaluation Report.

Attachment J

Public Housing Agency Plan Provision – Annual Plan
Warner Robins Housing Authority (WRHA)
Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Warner Robins Housing Authority has adopted a policy ("the WRHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). WRHA's goals, objectives, and policies enable the WRHA to serve the needs of child and adult victims of domestic violence, dating violence, and stalking, as defined in VAWA, are stated in the WRHA Policy, a copy of which is attached to this Plan.

In addition:

A. The following activities, services, or programs are provided by the WRHA, directly, or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

   The Warner Robins Housing Authority will partner with Houston County Drug Action Council which provides services for child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

B. The following activities, services, or programs are provided by WRHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

   To assist victims of dating violence, sexual assault, domestic violence, or stalking, the WRHA will provide transfers to families who have sought assistance from local law enforcement and a restraining order against known perpetrators.

C. The following activities, services, or programs are provided by the WRHA to prevent domestic violence, sexual assault and stalking, or to enhance victim's safety in assisted families.

1. The WRHA will provide educational programs, which consist of speakers, to make the residents aware of the programs and services in the community to assist individuals who are victims of domestic violence, dating violence, sexual assault, or stalking
2. Warner Robins Housing Authority will provide literature to residents detailing the locations of assistance and protocol to follow if they are victims of domestic violence with the assistance of agency who provide services to individuals who are a child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Attachment K

HOUSING AUTHORITIES OF THE CITY OF WARNER ROBINS AND HOUSTON COUNTY HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth WR/HCHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by WR/HCHA of all federally subsidized public housing under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance with all applicable legal requirements imposed by VAWA;

B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by WR/HCHA;

C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;

D. Creating and maintaining collaborative arrangements between WR/HCHA, law enforcement
authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by WR/HCHA; and

E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by WR/HCHA.

III. Other WR/HCHA Policies and Procedures

This Policy shall be referenced in and attached to WR/HCHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of WR/HCHA's Admissions and Continued Occupancy Policy. WR/HCHA's annual public housing

agency plan shall also contain information concerning WR/HCHA's activities, services or programs relating to domestic violence, dating violence, and stalking.
To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of WR/HCHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.
(ii) The type of relationship.
(iii) The frequency of interaction between the persons involved in the relationship.

***C.* Stalking – *means* –**

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;
(ii) a member of the immediate family of that person; or
(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

. *Non-Denial of Assistance*. WR/HCHA will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents have the following specific protections, which will be observed by WR/HCHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by WR/HCHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

   (a) Nothing contained in this paragraph shall limit any otherwise available authority of WR/HCHA' or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither WR/HCHA nor manager may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

   (b) Nothing contained in this paragraph shall be construed to limit the authorities
   of WR/HCHA or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or WR/HCHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator*. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, WR/HCHA or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by WR/HCHA. Leases used for all public housing operated by WR/HCHA and, at the option of or managers shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, WR/HCHA or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., WR/HCHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by WR/HCHA. Managers receiving rental assistance administered by WR/HCHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to WR/HCHA or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to WR/HCHA or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide

incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to WR/HCHA or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by WR/HCHA, or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement*. The Executive Director of WR/HCHA, or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to WR/HCHA or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing shall be notified writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, WR/HCHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* WR/HCHA will act upon such an application promptly [10 business days depending upon availability].

C. *No right to transfer.* WR/HCHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action.

D. *Family rent obligations*. If a family occupying WR/HCHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by WR/HCHA. In cases where WR/HCHA determines that the family's decision to move was reasonable under the circumstances, WR/HCHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

X. Court Orders/Family Break-up

A. Court orders. It is WR/HCHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by WR/HCHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. Family break-up. Other WR/HCHA policies regarding family break-up are contained in WR/HCHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

XI. Relationships with Service Providers

It is the policy of WR/HCHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If WR/HCHA staff becomes aware that an individual assisted by WR/HCHA is a victim of domestic violence, dating violence or stalking, WR/HCHA will refer the victim to such

providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring WR/HCHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. WR/HCHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which WR/HCHA has referral or other cooperative relationships.

XII. Notification

WR/HCHA shall provide written notification to applicants, tenants, and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by WR/HCHA as approved by the WR/HCHA Board of Commissioners.

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

PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	113,080			
3	1408 Management Improvements Soft Costs	70,930			
	Management Improvements Hard Costs				
4	1410 Administration	55,257			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	203,002			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2008**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
19	1501 Collaterization or Debt Service	155,770			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**638,039**			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	**1406**						
PHA-Wide	Operations	1406	LS	91,240				
GA160-1	Yard Maintenance (Salary & Benefits for two employees)	1406		3,532				
GA160-2	Yard Maintenance (Salary & Benefits for two employees)	1406		1,538				
GA160-3	Yard Maintenance (Salary & Benefits for two employees)	1406		5,125				
GA160-4	Yard Maintenance (Salary & Benefits for two employees)	1406		5,334				
GA160-5	Yard Maintenance (Salary & Benefits for two employees)	1406		2,568				
GA160-6	Yard Maintenance (Salary & Benefits for two employees)	1406		2,568				
GA160-7	Yard Maintenance (Salary & Benefits for two employees)	1406		1,175				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1406			**113,080**				
	<u>Management Improvements</u>	**1408**						
PHA-Wide	Resident Coordinator's Salary	1408	1	30,930				
PHA-Wide	Travel Expenses for Executive Director and Maintenance Supervisor related to Mod. Program and CFP Program	1408	LS	40,000				
	Subtotal Acct 1408			**70,930**				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**						
PHA-Wide	Executive Director's Salary (25%)	1410	25%	14,720				
PHA-Wide	Maintenance Supervisor's Salary (25%)	1410	25%	8,680				
PHA-Wide	Modernization Secretary's Salary	1410	100%	22,299				
PHA-Wide	Modernization Secretary's Benefits	1410	100%	9,558				
	Subtotal Acct 1410			**55,257**				
	Fees and Costs	**1430**						
PHA-Wide	A&E Design and Expenses	1430	LS	40,000				
	Subtotal Acct 1430			**40,000**				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA160-4	Asbestos abatement (related to Mod.) Lead-based paint abatement (related to Mod.) General demolition (for Mod.) Minor unspecified repairs due to mod. Electrical modification for HVAC Remove wall furnaces Seal openings at A/C units New through-wall HVAC system		32 units	203,002				
	Subtotal Acct 1460			**203,002**				
PHA-Wide	**Collateralization Expenses or Debt Services**	**1501**	LS	155,770				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050108 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1501			**155,770**				

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual	PHA-Wide	Operations	**$91,240**	PHA-Wide	Operations	**$91,240**
Statement	PHA-Wide	Yard Maintenance		PHA-Wide	Yard Maintenance	
		GA160-1	$5,281		GA160-1	$5,281
		GA160-2	$11,225		GA160-2	$11,225
		GA160-3	$5,334		GA160-3	$5,334
	PHA-Wide	Resident Coordinator's Salary	$30,930		Resident Coordinator's Salary	$30,930
	PHA-Wide	Travel Expenses	$40,000		Travel Expenses	$40,000
	PHA-Wide	Executive Director's Salary (25%)	$14,720		Executive Director's Salary (25%)	$14,720
	PHA-Wide	Maintenance Supervisor's Salary (25%)	$8,680		Maintenance Supervisor's Salary (25%)	$8,680
	PHA-Wide	Mod. Secretary (salary)	$22,299		Mod. Secretary (salary)	$22,299
	PHA-Wide	Mod. Secretary (benefits)	$9,558		Mod. Secretary (benefits)	$9,558
	PHA-Wide	Loan Payment	$155,770		Loan Payment	$155,770
	PHA-Wide	A & E Fees	$40,000		A & E Fees	$40,000
Total CFP Estimated Cost			$			$

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement	GA160-3	Asbestos abatement (related to Mod.)	$203,002	GA160-3	Asbestos abatement (related to Mod.)	$203,002
	(32 Units)	Lead-based paint abatement (related to Mod.)		(32 units)	Lead-based paint abatement (related to Mod.)	
		Minor unspecified repairs due to Mod.			Minor unspecified repairs due to Mod.	
		Electrical modifications for HVAC			Electrical modifications for HVAC	
		Remove wall furnaces			Remove wall furnaces	
		Seal opening at A/C Units			Seal opening at A/C Units	
		New through-wall HVAC system			New through-wall HVAC system	
Total CFP Estimated Cost			$638,039			$638,039

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

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA-Wide	Operations	**$91,240**	PHA-Wide	Operations	**$91,240**
PHA-Wide	Yard Maintenance		PHA-Wide	Yard Maintenance	
	GA160-1	$5,281		GA160-1	$5,281
	GA160-2	$11,225		GA160-2	$11,225
	GA160-3	$5,334		GA160-3	$5,334
PHA-Wide	Resident Coordinator's Salary	$30,930	PHA-Wide	Resident Coordinator's Salary	$30,930
PHA-Wide	Travel Expenses	$40,000	PHA-Wide	Travel Expenses	$40,000
PHA-Wide	Executive Director's Salary (25%)	$14,720	PHA-Wide	Executive Director's Salary (25%)	$14,720
PHA-Wide	Maintenance Supervisor's Salary (25%)	$8,680	PHA-Wide	Maintenance Supervisor's Salary (25%)	$8,680
PHA-Wide	Mod. Secretary (salary)	$22,299	PHA-Wide	Mod. Secretary (salary)	$22,299
PHA-Wide	Mod. Secretary (benefits)	$9,558	PHA-Wide	Mod. Secretary (benefits)	$9,558
PHA-Wide	Loan Payment	$155,770	PHA-Wide	Loan Payment	$155,770
PHA-Wide	A & E Fees	$40,000	PHA-Wide	A & E Fees	$40,000
Total CFP Estimated Cost		$			$

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

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
GA160-3	Asbestos abatement (related to Mod.)	$31,720	GA160-1 (4 unit)	Comp. Modernization per Needs Assessment	$203,002
(5 Units)	Lead-based paint abatement (related to Mod.)				
	Minor unspecified repairs due to Mod.				
	Electrical modifications for HVAC				
	Remove wall furnaces				
	Seal opening at A/C Units				
	New through-wall HVAC system				
GA160-1	Comp Modernization per Need Assessment	$171,282			
(3 unites					
Total CFP Estimated Cost		$638,039			$638,039

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 Warner Robins	**Grant Type and Number** Capital Fund Program No: GA06P16050108 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 Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA160-1	06/30/10			06/30/12			
GA160-2	06/30/10			06/30/12			
GA160-3	06/30/10			06/30/12			
GA160-4	06/30/10			06/30/12			
GA160-5	06/30/10			06/30/12			
GA160-6	06/30/10			06/30/12			
GA160-7	06/30/10			06/30/12			
PHA-Wide	06/30/10			06/30/12			

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

PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/07 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	113,080		113,080	30,048.02
3	1408 Management Improvements Soft Costs	70,930		70,930	25,825.70
	Management Improvements Hard Costs				
4	1410 Administration	55,257		55,257	23,905
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000		40,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	190,002		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	13,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2007**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/07** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
19	1501 Collaterization or Debt Service	155,770		155,770	155,770
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**638,039**		**435,037**	**235,548.72**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	**1406**						
PHA-Wide	Operations	1406	LS	51,240		51,240	30,048.02	In progress
PHA-Wide	PHDEP Staff	1406	LS	40,000		40,000	0	In progress
GA160-1	Yard Maintenance (Salary & Benefits for two employees)	1406	133	6,819		6,819	0	In progress
GA160-2	Yard Maintenance (Salary & Benefits for two employees)	1406	190	9,687		9,687	0	In progress
GA160-3	Yard Maintenance (Salary & Benefits for two employees)	1406	103	5,334		5,334	0	In progress
	Subtotal Acct 1406			**113,080**		**113,080**	**30,048.02**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements	**1408**						
PHA-Wide	Drug Elimination Coordinator Salary	1408	1	30,930		30,930	11,261.65	In progress
PHA-Wide	Travel Expenses for Executive Director and Maintenance Supervisor related to Mod. Program and CFP Program	1408	LS	40,000		40,000	14,564.05	In progress
	Subtotal Acct 1408			**70,930**		**70,930**	**25,825.70**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**						
PHA-Wide	Executive Director's Salary (25%)	1410	25%	14,720		14,720	6,368.09	In progress
PHA-Wide	Maintenance Supervisor's Salary (25%)	1410	25%	8,680		8,680	3,755.10	In progress
PHA-Wide	Modernization Secretary's Salary	1410	100%	22,299		22,299	9,646.88	In progress
PHA-Wide	Modernization Secretary's Benefits	1410	100%	9,558		9,558	4,134.93	In progress
	Subtotal Acct 1410			**55,257**		**55,257**	**23,905**	
	Fees and Costs	**1430**						
PHA-Wide	A&E Design and Expenses	1430	LS	40,000		40,000	0	In progress
	Subtotal Acct 1430			**40,000**		**40,000**	**0**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA160-3b	Complete the Modernization of this development (5 of 30 units)	1460	0	0		0	0	omitted
GA160-1	Reconstruct porch overhangs at porches	1460	16 buildings	190,002		0	0	In progress
	Subtotal Acct 1460			**190,002**		**0**	**0**	
	Dwelling Equipment	**1465.1**						
PHA-Wide	Refrigerators	1465.1	20	7,300		0	0	In progress
PHA-Wide	Stoves	1465.1	22	5,700		0	0	In progress
	Subtotal Acct 1465.1			**13,000**		**0**	**0**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050107 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	**Collateralization Expenses or Debt Services**	**1501**	LS	155,770		155,770	155,770	completed
	Subtotal Acct 1501			**155,770**		**155,770**	**155,770**	

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 Warner Robins	**Grant Type and Number** Capital Fund Program No: GA06P16050107 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	
GA160-1	06/30/09			06/30/11			
GA160-2	06/30/09			06/30/11			
GA160-3	06/30/09			06/30/11			
PHA-Wide	06/30/09			06/30/11			

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

PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:2)
☒ Performance and Evaluation Report for Period Ending: 12/31/07 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	113,080.64		113,080.64	113,080.64
3	1408 Management Improvements Soft Costs	70,930		70,930	70,930
	Management Improvements Hard Costs				
4	1410 Administration	55,257		55,257	55,257
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000		40,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	166,412		166,412	0
11	1465.1 Dwelling Equipment—Nonexpendable	13,000		13,000	12,530
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,900		15,900	15,900
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2006**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/07** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	155,769.36		155,769.36	103,846.08
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**630,349**		**630,349**	**371,543.73**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	**1406**						
PHA-Wide	Operations	1406	LS	51,240		51,240	51,240	completed
PHA-Wide	PHDEP Staff	1406	LS	40,000.64		40,000.64	40,000.64	completed
GA160-1	Yard Maintenance (Salary & Benefits for two employees)	1406	70	3,532		3,532	3,532	completed
GA160-2	Yard Maintenance (Salary & Benefits for two employees)	1406	30	1,538		1,538	1,538	completed
GA160-3	Yard Maintenance (Salary & Benefits for two employees)	1406	100	5,125		5,125	5,125	completed
GA160-4	Yard Maintenance (Salary & Benefits for two employees)	1406	104	5,334		5,334	5,334	completed

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-5	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568		2,568	2,568	completed
GA160-6	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568		2,568	2,568	completed
GA160-7	Yard Maintenance (Salary & Benefits for two employees)	1406	23	1,175		1,175	1,175	completed
	Subtotal Acct 1406			**113,080.64**		**113,080.64**	**113,080.64**	
	<u>Management Improvements</u>	**1408**						
PHA-Wide	Drug Elimination Coordinator Salary	1408	1	30,930		30,930	30,930	completed
PHA-Wide	Travel Expenses for Executive Director and Maintenance Supervisor related to Mod. Program and CFP Program	1408	LS	40,000		40,000	40,000	completed
	Subtotal Acct 1408			**70,930**		**70,930**	**70,930**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**						
PHA-Wide	Executive Director's Salary (25%)	1410	25%	14,720		14,720	14,720	completed
PHA-Wide	Maintenance Supervisor's Salary (25%)	1410	25%	8,680		8,680	8,680	completed
PHA-Wide	Modernization Secretary's Salary	1410	100%	22,299		22,299	22,299	completed
PHA-Wide	Modernization Secretary's Benefits	1410	100%	9,558		9,558	9,558	completed
	Subtotal Acct 1410			**55,257**		**55,257**	**55,257**	
	Fees and Costs	**1430**						
PHA-Wide	A&E Design and Expenses	1430	LS	40,000		40,000	0	in progress
	Subtotal Acct 1430			**40,000**		**40,000**	**0**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	**1460**						
GA160-4	Asbestos abatement (related to Mod.) LBP paint abatement (related to Mod.) General demolition Minor unspecified repairs due to mod. Electrical modification for HVAC Remove wall furnances Seal openings at A/C units New through-wall HVAC system	1460	0	0		0	0	Omitted
GA160-1	Reconstruct porch overhangs at porches	1460	13 bldgs.	166,412		166,412	0	in progress
	Subtotal Acct 1460			**166,412**		**166,412**	**0**	
	Dwelling Equipment	**1465.1**						
PHA-Wide	Refrigerators	1465.1	20	7,300		7,300	6,830	in progress
PHA-Wide	Stoves	1465.1	22	5,700		5,700	5,700	in progress
	Subtotal Acct 1465.1			**13,000**		**13,000**	**12,530**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050106 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2006**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non-Dwelling Equipment	**1475**						
PHA-Wide	Purchase maintenance truck	1475	1	15,900		15,900	15,900	completed
	Subtotal Acct 1475			**15,900**		**15,900**	**15,900**	
PHA-Wide	**Collateralization Expenses or Debt Services**	**1501**	LS	155,769.36		155,769.36	103,846.08	completed
	Subtotal Acct 1501			**155,769.36**		**155,769.36**	**103,846.08**	

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 Warner Robins	**Grant Type and Number** Capital Fund Program No: GA06P16050106 Replacement Housing Factor No:	**Federal FY of Grant: 2006**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA160-1	06/30/08		12/31/06	06/30/10			
GA160-2	06/30/08		12/31/06	06/30/10		12/31/07	
GA160-3	06/30/08		12/31/06	06/30/10		12/31/07	
GA160-4	06/30/08		12/31/06	06/30/10		12/31/07	
GA160-5	06/30/08		12/31/06	06/30/10		12/31/07	
GA160-6	06/30/08		12/31/06	06/30/10		12/31/07	
GA160-7	06/30/08		12/31/06	06/30/10		12/31/07	
PHA-Wide	06/30/08		12/31/06	06/30/10			

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2005**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 6)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/07** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	113,080	113,080	113,080	113,080
3	1408 Management Improvements Soft Costs	70,930	70,930	70,930	70,930
	Management Improvements Hard Costs				
4	1410 Admini stration	55,527	55,527	55,527	55,527
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	57,433	62,969.64	62,969.64	44,075.68
8	1440 Site Acquisition				
9	1450 Site Improvement	13,082	13,082	13,082	10,700
10	1460 Dwelling Structures	138,540	138,540	138,540	138,540
11	1465.1 Dwelling Equipment—Nonexpendable	17,215	14,456	14,456	14,456
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,785	20,785	20,785	20,785
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2005**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 6)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/07** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	2,777.64	0	0	0
20	9002 Loan Debt Obligation	155,769.36	155,769.36	155,769.36	155,769.36
21	Amount of Annual Grant: (sum of lines 2 – 20)	**645,139**	**645,139**	**645,139**	**623,863.04**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	**1406**						
PHA-Wide	Operations	1406	LS	51,240	51,240	51,240	51,240	Completed
PHA-Wide	PHDEP Staff	1406	LS	40,000	40,000	40,000	40,000	Completed
GA160-1	Yard Maintenance (Salary & Benefits for two employees)	1406	70	3,532	3,532	3,532	3,532	Completed
GA160-2	Yard Maintenance (Salary & Benefits for two employees)	1406	30	1,538	1,538	1,538	1,538	Completed
GA160-3	Yard Maintenance (Salary & Benefits for two employees)	1406	100	5,125	5,125	5,125	5,125	Completed
GA160-4	Yard Maintenance (Salary & Benefits for two employees)	1406	104	5,334	5,334	5,334	5,334	Completed

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-5	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568	2,568	2,568	2,568	Completed
GA160-6	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568	2,568	2,568	2,568	Completed
GA160-7	Yard Maintenance (Salary & Benefits for two employees)	1406	23	1,175	1,175	1,175	1,175	Completed
	Subtotal Acct 1406			**113,080**	**113,080**	**113,080**	**113,080**	
	<u>Management Improvements</u>	**1408**						
PHA-Wide	Drug Elimination Coordinator Salary	1408	1	40,930	40,930	40,930	40,930	Completed
PHA-Wide	Travel Expenses	1408	LS	30,000	30,000	30,000	30,000	Completed
	Subtotal Acct 1408			**70,930**	**70,930**	**70,930**	**70,930**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**						
PHA-Wide	Executive Director's Salary (25%)	1410	25%	14,720	14,720	14,720	0	Obligated
PHA-Wide	Maintenance Supervisor's Salary (25%)	1410	25%	8,680	8,680	8,680	0	
PHA-Wide	Modernization Secretary's Salary	1410	100%	22,299	22,299	22,299	0	Obligated
PHA-Wide	Modernization Secretary's Benefits	1410	100%	9,828	9,828	9,820	0	Obligated
	Subtotal Acct 1410			**55,527**	**55,527**	**55,527**	**0**	
	Fees and Costs	**1430**						
PHA-Wide	A&E Design and Expenses	1430	LS	27,000	53,594	53,594	34,700.68	In progress
GA160-4	Asbestos & LBP testing	1430	LS	30,033	6,875	6,875	6,875	In progress
GA160-3	Asbestos testing	1430	LS	400	2,500	2,500	2,500	In progress
	Subtotal Acct 1430			**57,433**	**62,969**	**62,969**	**44,075.68**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	**1450**						
GA160-3	Remove tree roots and old sidewalks	1450	LS	4,550	4,550	4,550	3,354	In Progress
GA160-3	Replace sidewalks	1450	LS	8,532	8,532	8,532	7,346	In progress
	Subtotal Acct 1450			**13,082**	**13,082**	**13,082**	**10,700**	
	Dwelling Structures	**1460**						
GA160-3	Asbestos abatement	1460	2	0	0	0	0	Omitted
GA160-3	Termite treatment	1460	2	0	0	0	0	Omitted
GA160-3	General demolition (for Mod.)	1460	2	0	0	0	0	Omitted
GA160-3	Minor unspecified repairs due to modernization	1460	2	0	0	0	0	Omitted
GA160-3	Rewiring, lights, devices & plates	1460	2	0	0	0	0	Omitted
GA160-3	Re-roof two buildings	1460	4	0	0	0	0	Omitted

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-3	Security screen doors	1460	2	0	0	0	0	Omitted
GA160-3	New windows with security window screens	1460	2	0	0	0	0	Omitted
GA160-3	Replace louvers	1460	2	0	0	0	0	Omitted
GA160-3	Replace porch columns	1460	2	0	0	0	0	Omitted
GA160-3	Vacuum breakers on hose bibs	1460	2	0	0	0	0	Omitted
GA160-3	Interior & exterior painting	1460	2	0	0	0	0	Omitted
GA160-3	Additional attic insulation (to R-30)	1460	2	0	0	0	0	Omitted
GA160-3	One-hour fire walls in attic	1460	2	0	0	0	0	Omitted
GA160-3	Exterior doors & hardware	1460	2	0	0	0	0	Omitted
GA160-3	Interior doors & hardware	1460	2	0	0	0	0	Omitted
GA160-3	Closet doors, frames & hardware	1460	2	0	0	0	0	Omitted
GA160-3	Gypsum board on walls and ceilings (‘z’ furring & insulation at exterior walls)	1460	2	0	0	0	0	Omitted

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-3	Curtain bracket supports & window stools (remove crown mould)	1460	2	0	0	0	0	Omitted
GA160-3	Ceramic tile tub surrounds and base	1460	2	0	0	0	0	Omitted
GA160-3	Clean CT floors and tubs	1460	2	0	0	0	0	Omitted
GA160-3	Resilient coved base	1460	2	0	0	0	0	Omitted
GA160-3	Toilet accessories	1460	2	0	0	0	0	Omitted
GA160-3	Dryer vents & circuits	1460	2	0	0	0	0	Omitted
GA160-3	Condensing units and cooling coils on ex. furnaces (protective cages at CU's)	1460	2	0	0	0	0	Omitted
GA160-3	Replace plumbing fixtures and fittings (& add shower fittings)	1460	2	0	0	0	0	Omitted
GA160-3	Remove and replace screen doors with security screen doors	1460	70	138,540	138,540	138,540	0	In progress

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-1	Reconstruct porch overhangs at porches	1460	20 bldgs.	0	0	0	0	Omitted
	Subtotal Acct 1460			**138,540**	**138,540**	**138,540**	**0**	
	Dwelling Equipment	**1465.1**						
PHA-Wide	Refrigerators	1465.1	17	8,607	7,228	7,228	7,228	Completed
PHA-Wide	Stoves	1465.1	36	8,608	7,228	7,228	7,228	Completed
	Subtotal Acct 1465.1			**17,215**	14,456	14,456	14,456	Completed
	Nondwelling Equipment	**1475**						
PHA-Wide	Purchase Maintenance truck	1475	1	12,990	12,990	12,990	12,990	Completed
PHA-Wide	Purchase mowers	1475	1	7,795	7,795	7,795	7,795	Completed
PHA-Wide	Purchase cargo van	1475	0	0	0	0	0	Omitted

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050105 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1475			**20,785**	**20,785**	**20,785**	**20,785**	
PHA-Wide	**Collateralization Expenses or Debt Services**	**1501**	LS	2777.64	0	0	0	Omitted
	Loan Debt Obligation	9002	LS	155,769.36	155,769.36	155,769.36	155,769.36	Completed

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 Warner Robins	**Grant Type and Number** Capital Fund Program No: GA06P16050105 Replacement Housing Factor No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA160-1	09/30/07		12/31/06	09/30/09			
GA160-2	09/30/07		12/31/06	09/30/09		12/31/06	
GA160-3	09/30/07			09/30/09			
GA160-4	09/30/07		12/31/06	09/30/09		12/31/06	
GA160-5	09/30/07		12/31/06	09/30/09		12/31/06	
GA160-6	09/30/07		12/31/06	09/30/09		12/31/06	
GA160-7	09/30/07		12/31/06	09/30/09		12/31/06	
PHA-Wide	09/30/07		12/31/06	09/30/09			

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

PHA Name: Housing Authority of the City of Warner Robins	**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/07** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	108,449		108,449	108,449
3	1408 Management Improvements Soft Costs	75,930		75,930	75,930
	Management Improvements Hard Costs				
4	1410 Administration	55,257		55,257	55,257
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,116.90		39,116.90	39,116.90
8	1440 Site Acquisition				
9	1450 Site Improvement	3,065.78		3,065.78	3,065.78
10	1460 Dwelling Structures	297,613.32		297,613.32	289,184.92
11	1465.1 Dwelling Equipment—Nonexpendable	15,000		15,000	15,000
12	1470 Nondwelling Structures				

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

PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/07 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
13	1475 Nondwelling Equipment	39,756		39,756	39,756
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**634,188**		**634,188**	**625,759.60**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	**1406**						
PHA-Wide	Operations	1406	LS	46,609		46,609	46,609	Completed
PHA-Wide	PHDEP Staff	1406	LS	40,000		40,000	40,000	Completed
GA160-1	Yard Maintenance (Salary & Benefits for two employees)	1406	70	3,532		3,532	3,532	Completed
GA160-2	Yard Maintenance (Salary & Benefits for two employees)	1406	30	1,538		1,538	1,538	Completed
GA160-3	Yard Maintenance (Salary & Benefits for two employees)	1406	100	5,125		5,125	5,125	Completed
GA160-4	Yard Maintenance (Salary & Benefits for two employees)	1406	104	5,334		5,334	5,334	Completed

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA160-5	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568		2,568	2,568	Completed
GA160-6	Yard Maintenance (Salary & Benefits for two employees)	1406	50	2,568		2,568	2,568	Completed
GA160-7	Yard Maintenance (Salary & Benefits for two employees)	1406	23	1,175		1,175	1,175	Completed
	Subtotal Acct 1406			**108,449**		**108,449**	**108,449**	
	<u>Management Improvements</u>	**1408**						
PHA-Wide	Drug Elimination Coordinator Salary	1408	1	40,930		40,930	40,930	Completed
PHA-Wide	Travel Expenses	1408	LS	35,000		35,000	35,000	Completed
PHA-Wide	Boys and Girls Club	1408	1	0		0	0	Omitted
PHA-Wide	Police Officers (Drug Elimination)	1408	100%	0		0	0	Omitted
	Subtotal Acct 1408			**75,930**		**75,930**	**75,930**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	**1410**						
PHA-Wide	Executive Director's Salary (25%)	1410	25%	14,720		14,720	14,720	Completed
PHA-Wide	Maintenance Supervisor's Salary (25%)	1410	25%	8,680		8,680	8,680	Completed
PHA-Wide	Modernization Secretary's Salary	1410	100%	22,299		22,299	22,299	Completed
PHA-Wide	Modernization Secretary's Benefits	1410	100%	9,558		9,558	9,558	Completed
	Subtotal Acct 1410			**55,257**		**55,257**	**55,257**	
	Fees and Costs	**1430**						
PHA-Wide	A&E Design and Expenses	1430	100%	39,116.90		39,116.90	39,116.90	Completed
	Subtotal Acct 1430			**39,116.90**		**39,116.90**	**39,116.90**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	**1450**						
GA160-1	Remove tree roots	1450	LS	3,065.78		3,065.78	3,065.78	Completed
	Subtotal Acct 1450			**3,065.78**		**3,065.78**	**3,065.78**	
	Dwelling Structures	**1460**						
GA160-1	Reconstruct porch overhangs at porches	1460	4 bldgs.	0		0	0	Omitted
GA160-1	Security screen doors (to supplement funds in CFP 50203)	1460		132		132	132	
GA160-5	Vinyl siding	1460	15	33,000		33,000	33,000	Completed
GA160-6	Security screen doors	1460	50	65,000		65,000	65,000	Completed
GA160-5 & 6	Security window screens	1460	100	105,000		105,000	105,000	Completed
GA160-6	Vinyl soffit and siding	1460	15	66,138.92		66,138.92	66,138.92	Completed
GA160-3	Supplement funds for Comp Mod	1460	1	28,342.40		28,342.40	19,914	In progress
	Subtotal Acct 1460			**297,613.32**		**297,613.32**	**289,184.92**	

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

PHA Name: Housing Authority of the City of Warner Robins		**Grant Type and Number** Capital Fund Program Grant No: GA06P16050104 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment	**1465.1**						
PHA-Wide	Refrigerators	1465.1	40	10,000		10,000	10,000	Completed
PHA-Wide	Ranges	1465.1	20	5,000		5,000	5,000	Completed
	Subtotal Acct 1465.1			**15,000**		**15,000**	**15,000**	
	Nondwelling Equipment	**1475**						
PHA-Wide	Purchase two vans	1475	LS	39,756		39,756	39,756	Completed
	Subtotal Acct 1475			**39,756**		**39,756**	**39,756**	

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 Warner Robins	**Grant Type and Number** Capital Fund Program No: GA06P16050104 Replacement Housing Factor No:	**Federal FY of Grant: 2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA160-1	06/30/06		10/4/04	06/30/07		11/23/05	
GA160-2	06/30/06		10/4/04	06/30/07		11/23/05	
GA160-3	06/30/06		10/4/04	06/30/07	06/30/08		
GA160-4	06/30/06		10/4/04	06/30/07		11/23/05	
GA160-5	06/30/06		10/4/04	06/30/07		11/23/05	
GA160-6	06/30/06		10/4/04	06/30/07		11/23/05	
GA160-7	06/30/06		10/4/04	06/30/07		11/23/05	
PHA-Wide	06/30/06		10/4/04	09/30/07		11/23/05	

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

PHA Name: HOUSING AUTHORITIES OF THE CITY OF WARENR ROBINS GA160	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: CAP FUND BORROWING

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement
☒Perfor
\mance and Evaluation Report for Period Ending: 12/31/07☐Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$2,061,918.00		$2,061,918.00	
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$40,029.22	$40,029.22	$40,029.22	$40,029.22
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$1,840,904.39	$1,968,472.89	$1,968,472.89	$1,554,788.27
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	$180,984.39	$180,984.39	$180,984.39	$180,984.39
20	1502 Contingency				
21	Amount of Proposed Project: (sum of lines 2 – 20)	$2,061,918.00	$2,189,486.50	$2,189,486.50	$1,775,801.88
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WARNER ROBINS		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant:** CAPITAL FUND BORROWING		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 160-2 & GA160-3A	**Fee and Costs**	1430		$40,029.22		$40,029.22	$40,029.22	COMPLETED
Ga160-2 & GA160-3A	**Dwelling Structures**	1460	l					
	Bond		1 ls	20,000		20,000	20,000	COMPLETED
	General Condition Insurance Permits Utilities Administration		 1 ls 1 ls 12 mths 12 mths	 12,000 8,149 9,600 54,000		 12,000 8,149 9,600 54,000	 12,000 8,149 8,800 49,500	IN PROGRESS
	Abatement Project 160-2 Project 160-3A		 28 units 27 units	 42,000 54,000		 42,000 54,000	 36,000 48,000	IN PROGRESS
	Termite Treatment		60 units	22,500		22,500	22,500	COMPLETED
	Lawns & Planting Topsoil & Sod Plants		 38000 1 ls	 19,000 6,000		 19,000 6,000	 9,310 0	IN PROGRESS
	Tree Removal & Trimming Tree Removal Tree Trimming		 13 ea 1 ls	 9,100 2,800		 9,100 2,800	 9,100 2,800	COMPETED
	Decorative Fence		600 lf	17,000		27,000	0	IN PROGRESS

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WARNER ROBINS		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant:** CAPITAL FUND BORROWING		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Playground Equipment		1 ls	10,000		10,000	0	IN PROGRESS
	Site Work							IN PROGRESS
	Remove Sidewalks		2300 sf	4,600		4,600	4,600	
	Remove Packing Pads		500 sf	750		750	750	
	Remove Garbage Can Supports		60 ea	600		600	450	
	New Concrete Walks		1100 sf	5,500		5,500	4,950	
	New Parking Pads		2700 sf	23,391.11		22,200	19,980	
	Wheel Stops		10 ea	370		370	333	
	R/R Cross Ties		160 lf	480		480	432	
	Demolition		55 units	33,000		33,000	27,000	IN PROGRESS
	Metal Fabrications							
	Columns		86 ea	14,620		14,620	14,620	IN PROGRESS
	C.L. Wire & Eye Bolts		95 ea	2,850		2,850	870	
	Dryer Vents		55 ea	2.750		2.750	1,600	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WARNER ROBINS		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant:** CAPITAL FUND BORROWING		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Carpentry							IN PROGRESS
	Framing		55 units	22,000		22,000	19,600	
	Rough Bricks		55 units	22,000		22,000	16,400	
	5/4 Trt'd Blocking		55 units	11,000		11,000	10,000	
	Fire Wall Framing		55 units	7,500		7,500	5,400	
	Crown Moulding		55 units	16,500		16,500	16,500	
	Shelving		55 units	17,050		17,050	10,540	
	Curtain Rod Support		60 units	6,000		6,000	3,400	
	Window Stool		60 units	6,600		6,600	3,740	
	Address Plaque		60 ea.	1,800		1,800	0	
	Insulation		55 units	22,000		22,000	18,800	IN PROGRESS
	Steel Door & Frames							
	Exterior Entrances		120 ea	53,000		63,000	41,500	IN PROGRESS
	Interior Frames		55 units	68,750		68,750	48,750	
	Wood Doors		55 units	34,825		44,825	27,720	IN PROGESS
	Screen Doors		120 ea	24,000		24,000	13,600	IN PROGRESS
	Aluminum Windows							
	Aluminum Windows		60 units	102,800		112,800	96,762.27	IN PROGRESS
	Security Screens		60 units	41,049.28		51,000	38,900	
	Finish Hardware							
	Exterior Doors		55 units	20, 350		20, 350	14,060	IN PROGRESS
	Interior Doors		55 units	19,635		19,635	13,209	

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WARNER ROBINS		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant:** CAPITAL FUND BORROWING		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Gysp8m Wallboard Z Bar Furring Styrofoam Firewalls Walls & Ceilings		 55 units 55 units 25 ea 55 units	 25,575 29,700 5,000 169,750		 25,575 29,700 5,000 189,750	 23,320 24,300 3,600 148,000	IN PROGRESS
	Ceramic Tile Backer Board Ceramic Tile		 55 units 55 units	 3,575 31,625		 3,575 31,625	 2,925 20,215	IN PROGRESS
	Resilient Tile		55 units	60,125		69,833.89	53,350	IN PROGRESS
	Painting Printing (2 ct) Finish Coat		 60 units 60 units	 66,000 23,900		 66,000 33,900	 52,800 19,210	IN PROGRESS
	Specialisties Pedestal Mailboxes Gable Louvers		 1 ea 36 ea	 5,500 29,340		 5,500 29,340	 0 29,340	IN PROGRESS
	Toilet Accessories		55 units	7,975		7,075	4,930	IN PROGRESS
	Laminated Plastic		55 kit	5,995		5,995	5,995	COMPLETED
	Plumbing		55 units	95,050		105,050	86,400	IN PROGRESS

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WARNER ROBINS		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:				**Federal FY of Grant:** CAPITAL FUND BORROWING		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	HVAC							
	A/C Pads		60 units	6,300		6,300	6,300	IN PROGRESS
	Coils		36 units	22,400		32,400	18,900	
	Air Handling		24 units	31,200		31,200	31,200	
	Ductwork		16 units	24,000		24,000	24,000	
	Condensing Units		60 units	62,000		72,000	56,800	
	Start Up		60 units	24,000		24,000	15,600	
	Electrical							
	Roughing		55 units	171,500		181,500	165,100	IN PROGRESS
	Finish		55 units	68,475		68,475	51,878	
	SUBTOTAL (1460)			**1,840,904.39**		**1,968,472.89**	**1,554,788.27**	
	SUBTOTAL (1430)			**40,029.22**		**40,029.22**	**40,029.00**	
	SUBTOTAL (1501)			**180,984.39**		**180,984.39**	**180,984.39**	
	TOTAL			**$2,061,918**		**$2,189,486.50**	**$1,775,801.88**	