



**9.0 Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  
**PAGE 2**

**9.1 Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**  
**PAGE 4**

**10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. **PAGE 5**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” **PAGE 7**

**11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.  
**ATTACHMENT B**

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

(g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

**9.0 HOUSING NEEDS**

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	13,871	5	5	4	3	3	5
Income >30% but <=50% of AMI	8734	4	5	4	3	3	5
Income >50% but <80% of AMI	4110	4	4	4	2	3	4
Elderly	6890	3	4	2	2	2	2
Families with Disabilities	8990	5	5	3	5	2	2
Black (all incomes)	26,280	4	4	4	2	3	4
White (all incomes)	23,422	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **3-5 Year Strategic Plan**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year: **2006**
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	898		
Extremely low income <=30% AMI	813	91%	
Very low income (>30% but <=50% AMI)	66	7%	
Low income (>50% but <80% AMI)	19	2%	
Families with children	869	97%	
Elderly families	29	3%	
Families with Disabilities	197	13%	
Black	827	92%	
White	59	7%	
Other	12	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	311	35%	
2 BR	416	46%	
3 BR	139	15%	
4 BR	28	3%	
5 BR	4	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1946		
Extremely low income <=30% AMI	1486	76.9%	
Very low income (>30% but <=50% AMI)	375	19.3%	
Low income (>50% but <80% AMI)	64	3.3%	
Families with children	1197	61.5%	
Elderly families	57	2.9%	
Families with Disabilities	253	13%	
Black	1844	94.8%	
White	97	5%	
Other	5	0.2%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b> 24 MONTHS Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Age 62+ Applicants for Project-Based Vouchers</b>			

## 9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

### (1) Strategies

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

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

Select all that apply

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

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

Need: Specific Family Types: Families with Disabilities

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

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

#### 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)

**10.0 ADDITIONAL INFORMATION**

**(a) PROGRESS IN MEETING MISSION AND GOALS**

GOALS & OBJECTIVES	ACCOMPLISHMENTS AS OF 09/30/2008
<b>GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING</b>	
Apply for any additional vouchers should they become available through 03/31/2010.	HAS will continue to apply as funds are available and vouchers are needed.
Reduce public housing vacancy rate to 3% and maintain this rate through 03/31/2010.	Due to a large number of vacancies for this reporting period, HAS did not reach its goal of a 3% vacancy rate. The rate for the period 04/01/2007 – 09/30/2008 was 7.3%; however, HAS expects vacancies to decrease and rentals to increase and the 3% goal should be achieved by 03/31/2009.
Leverage private and other public funds for the re-development of Fellwood Homes by 03/31/2008.	Funding for Phase I came from private loans secured by Melaver, Inc., the Sustainable Fellwood developer, and funds from tax credits, HAS funds and City of Savannah SPLOST funds.
Complete "The Veranda", a 100-unit elderly only facility.	The Veranda is currently at 100% occupancy and has 100 units: 89 project-based rental assisted units and 11 market-rate rentals. HUD has now approved the PBRA Agreement for these units. The Veranda does not have any HOPE VI funds.
<b>GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING</b>	
Attain Public Housing Assessment System score of 90% ("high performer") by 03/31/2006 and maintain score through 03/31/2010.	The overall PHAS score for FYE 03/31/2008 was 77%.
Attain Section 8 Management Assessment Program score of 90% ("high performer") by 3/31/05 and maintain score through 03/31/2010.	HAS received a SEMAP score of 93% for the FYE 03/31/2008.
Modernize 700 public housing units through 03/31/2010.	311 units were modernized during the 2008 fiscal year.
Demolish 174 buildings (944 units) located in Fellwood Homes, Fellwood Homes Annex, Francis Bartow Place, Marcus Stubbs Towers and Robert Hitch Village.	Francis Bartow Place was demolished in 2005. Demolition applications have been approved for all three remaining neighborhoods. Demolition of Fellwood Homes and Fellwood Homes Annex was completed in 2006; the implosion of Marcus Stubbs Towers took place on December 15, 2007. All 123 buildings have been demolished as of 2008. An Inventory Removal Application for Robert Hitch Village is planned for submission in May 2009.

Construct 200 units of replacement housing consisting of multifamily and single-family units.	In 2000, HAS was awarded a \$16.3 million HOPE VI grant to develop a mixed-finance community of on- and off-site rental and homeownership units, which total 267 units in the four phases. A 100-unit elderly facility was added after the award and is referred to as Phase V (The Veranda), but does not contain any HOPE VI funds. Total HOPE VI units are 367.  Since the grant's award, unit distribution has been revised to the following: Phase I – 168 rental units; Phase II – 31 on-site homeownership units; Phase III – 30 off-site single family homes; Phase IV – 38 off-site rental units and Phase V (The Veranda) - 100 elderly units.  Phase IV, off-site rental units, are at 95% completion; lease-up is expected to be completed by 12/15/2008.
Provide replacement vouchers for demolition of Fellwood Homes and Fellwood Homes Annex and on an as needed basis through 03/31/2010.	303 replacement vouchers have been approved in conjunction with the demolition of Fellwood Homes and Fellwood Homes Annex.
<b>GOAL: INCREASE ASSISTED HOUSING CHOICES</b>	
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Section 8 Program.	Voucher mobility counseling is provided for all families entering the Section 8 program. Individual counseling is provided on an as needed basis.
Provide program information through outreach efforts to 50 potential landlords annually; bring 10% of those on as new landlords under the Section 8 Program.	Approximately 144 new landlords entered the Section 8 program between 04/01/2008-09/30/2008.
Maintain voucher homeownership program through 03/31/2010.	Fifty participants have become homeowners since the program began in 2003.
Maintain site-based waiting lists for all public housing neighborhoods.	Site based waiting lists have been implemented for each public housing neighborhood.
<b>GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY</b>	
Increase the number of working families from 49% to 65% by 03/31/2010.	The percentage of employed families residing in public housing has decreased to 32% due to over 95% of our applicants having incomes below the Extremely Low Income limit established by HUD. The goal is to increase the number of employed families to 50% by 03/31/2009.
Continue collaborative relationship with the Savannah Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.	The Safety and Crime Prevention meetings with the Savannah Police Department and other enforcement agencies are held monthly as well as on an as needed basis. These meetings promote the safety and well being of HAS residents and provide HAS and SPD the opportunity to collaborate on a number of policies, programs and problem solving tactics.
<b>Goal: Promote Self-Sufficiency And Asset Development Of Families And Individuals.</b>	
Increase the percentage of families with employed family members from 49% to 65% by 03/31/2010.	The percentage of employed families residing in public housing has decreased to 32% due to over 95% of our applicants having incomes below the Extremely Low Income limit established by HUD. The goal is to increase the number of employed families to 577 by 03/31/2009.
Maintain Memorandum of Understanding with Chatham County Department of Family and Children Services.	A Memorandum of Understanding executed between HAS and the Chatham County Department of Family & Children Services has been renewed for this year, and will continue to be renewed annually.
Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.	41% of HAS families have been referred to job training opportunities and/or employment programs. Retention rates are continuously being researched.
Maintain contract for Senior Companion Program with Senior Citizens, inc. by 03/31/2010.	A contract between HAS and Senior Citizens, Inc. was renewed and will continue to be renewed annually. A new agreement also allows Senior Citizens to utilize the state of the art kitchen at the Neighborhood Resource Center for preparation of meals for the Meals on Wheels Program.

Negotiate contract with the Economic Opportunity Authority (EOA) for Retired Services Volunteer Program (RSVP) for homebound families by 03/31/2010.	A Memorandum of Understanding has been executed between HAS and EOA and will be renewed annually.
Maintain contacts with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. by 03/31/2010.	HAS refers elderly and disabled residents needing transportation services to the following community resources: Teleride, Adult Protective Services, Community Care, Golden Age Transportation, Kay's Transportation, Senior Citizens, Inc., and the Kroger Bus.
Maintain the number of active participants in the Section 8 Family Self-Sufficiency Program of 205 participants, less the number of graduates, annually through 03/31/2010.	As of 09/30/2008, the Family Self Sufficiency program is 100% utilized. There are currently 174 active program participants.
Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 03/31/2010.	During the period of 04/01/2008-09/30/2008, eleven participants graduated from the Family Self Sufficiency program. A total of sixty-eight participants have graduated since the inception of the program.
Develop and implement a Family Self-Sufficiency Program for public housing by 03/31/2010.	HAS will continue to promote self sufficiency by providing employment and training services through community partnerships.
<b>Goal: Ensure Equal Opportunity And Affirmatively Further Fair Housing</b>	
Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.	HAS continues to comply with the Civil Rights Act and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin.
Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.	All public housing units are inspected annually and maintained in conditions equivalent to or exceeding HUD's Uniform Physical Conditions Standards.
Maintain the number of handicapped units at 5% and the number of hearing-impaired units by 2%.	In FY 2008, the HAS maintained handicapped and hearing-impaired units.

## **10.0 ADDITIONAL INFORMATION**

### **(b) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/ MODIFICATION**

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

**(c)** The Housing Authority of Savannah does not have any Memorandum of Agreement or performance plan with HUD.

# **ATTACHMENT A**

**6.0 PHA Plan Update**

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of Savannah

**PHA Number:** GA002

### PHA Programs Administered:

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: 1809    Number of S8 units:    Number of public housing units:  
Number of S8 units: 2519

### Public Access to Information

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

Main administrative office of the PHA (**1407 Wheaton Street, Savannah, GA**)

### Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA (**1407 Wheaton Street, Savannah, GA**)
- PHA development management offices (**all management offices**)
- PHA local offices (**200 East Broad Street, Savannah, GA**)
- PHA website (**www.savannahpha.com**)

PHA Plan Supporting Documents are available for inspection at:

- Main business office of the PHA (**1407 Wheaton Street, Savannah, GA**)

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

**A. Mission**

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:  
*Apply for any additional vouchers should they become available through 03/31/2010.*
- Reduce public housing vacancies:  
*Maintain public housing vacancy rate to 3% through 03/31/2010.*
- Leverage private or other public funds to create additional housing opportunities:  
*Leverage private and other public funds for the re-development of Fellwood Homes and Fellwood Homes Annex by 03/31/2008.*
- Acquire or build units or developments
-

- Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)  
*Attain Public Housing Assessment System score of 90% (“high performer”) by 03/31/2006 and maintain score through 03/31/2010.*
  - Improve voucher management: (SEMAP score)  
*Attain Section 8 Management Assessment Program score of 90% (“high performer”) by 03/31/2006 and maintain score through 03/31/2010.*
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:  
*Modernize 700 public housing units through 03/31/2010.*
  - Demolish or dispose of obsolete public housing:  
*Demolish 174 buildings (944 units) located in Fellwood Homes, Fellwood Homes Annex, Francis Bartow Place and Marcus Stubbs Towers, and Robert Hitch Village.*
  - Provide replacement public housing:  
*Construct 200 units of replacement housing consisting of single and multifamily units.*
  - Provide replacement vouchers:  
*Provide replacement vouchers for demolition of Fellwood Homes, Fellwood Homes Annex.*
  - Other: (list below)
- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:  
*Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Housing Choice Voucher Program.*
  - Conduct outreach efforts to potential voucher landlords:

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

- Increase voucher payment standards
- Implement voucher homeownership program:  
*Maintain voucher homeownership program through 03/31/2010.*
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:  
*Maintain site-based waiting lists for all public housing neighborhoods.*
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:  
*Increase the number of working families from 49% to 65% by 03/31/2010.*
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:  
*Continue collaborative relationship with the Savannah Chatham Metropolitan Police Department through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.*
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
*Once constructed, "The Veranda" has been designated as an elderly development.*
  - Other: (list below)  
*In order assist victims of domestic violence as outlined in the Violence Against Women Act, execute a Memorandum of Understanding between HAS and Safe Shelter by 01/01/2008.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
- Increase the number and percentage of employed persons in assisted families:  
*Increase the percentage of families with employed family members from 49% to 65% by 03/31/2010.*
- Provide or attract supportive services to improve assistance recipients' employability:  
*Maintain Memorandum of Understanding with Chatham County Department of Family and Children Services.*
- Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
*Maintain contract for Senior Companion Program with Senior Citizens, Inc. through 03/31/2010.*
- Maintain contract with the Economic Opportunity Authority for Retired Services Volunteer Program (RSVP) for homebound families through 03/31/2010.*
- Maintain contract with community resources to provide transportation for elderly and disabled families for grocery shopping, doctor visits, etc. through 03/31/2010.*
- Other: (list below)  
*Maintain the number of active participants in the Section 8 Family Self-Sufficiency Program 205, less the number of graduates, annually through 03/31/2010.*
- Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 03/31/2010.*
- Develop and implement a Family Self-Sufficiency Program for public housing by 03/31/2007.*

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

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

## Annual PHA Plan

[24 CFR Part 903.7]

### **i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

**The Housing Authority of Savannah's Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the agency. The plan was developed in compliance with related regulations and in consultation with the Resident Advisory Board comprised of public housing residents and Housing Choice Voucher Program representatives.**

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

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

## **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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8. Safety and Crime Prevention	31
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10. Civil Rights Certifications (included with PHA Plan Certifications)	34
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### **Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to	Annual Plan: Housing Needs

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	attachment (provided at PHA option)	
<b>X</b>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>N/A</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>N/A</b>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>N/A</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<b>N/A</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

## A. Public Housing

### (1) Eligibility

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

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

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

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

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

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

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

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

### (2)Waiting List Organization

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

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

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

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

**HAS Website – www.savannahpha.com**

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**HAS Website – www.savannahpha.com**

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

---

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

c. Preferences

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

**Preference given to natural disaster victims.**

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

**1**      Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

(select all that apply)

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

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

**B. Housing Choice Voucher Program**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)  
*(Excerpt from HAS Housing Choice Voucher Program Administrative Plan)*  
**[Applicants will not be admitted to the Housing Choice Voucher Program if any family member has] “committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program within the last three years prior to final eligibility determination for the first offense.”**
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

**Savannah Chatham County Metropolitan Police Department  
accesses statewide information.**

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

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

Criminal or drug-related activity

Other (describe below)

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

**“The HAS will inform owners of their responsibility to screen prospective tenants, and will provide owners with the required known name and address information, at the time of the initial HQS inspection or before upon their request. The information may be provided either written or oral. The PHA will not provide any additional information to the owner, such as tenancy history, criminal history, etc.”**

**(2) Waiting List Organization**

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

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

**(3) Search Time**

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

If yes, state circumstances below:

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

---

“The PHA will automatically approve two 30-day extensions upon written request from the family. The PHA will approve additional extensions only in the following circumstances:

1. It is necessary as a reasonable accommodation for a person with disabilities. HAS will extend the voucher term up to 180 days from the beginning of the initial term as a reasonable accommodation for a person with disabilities.

2. It is necessary due to reasons beyond the family’s control, as determined by the PHA. Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:

Serious illness or death in the family

Other family emergency

Obstacles due to employment

Whether the family has already submitted requests for tenancy approval that were not approved by the PHA

Whether family size or other special requirements make finding a unit difficult

Any request for an additional extension must include the reason(s) an additional extension is necessary. The PHA may require the family to provide documentation to support the request.

All requests for extensions to the voucher term must be made in writing and submitted to the PHA prior to the expiration date of the voucher (or extended term of the voucher). The PHA will decide whether to approve or deny an extension request within 15 business days of the date the request is received, and will immediately provide the family written notice of its decision.”

**(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

## **2. Financial Resources**

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources: Planned Sources and Uses</b>
--

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	\$7,154,379	
b) Public Housing Capital Fund	\$4,194,433	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$9,296,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$68,640	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI Revitalization #100	\$889,489	Other – Mixed Finance Administrative & Fees
<b>3. Public Housing Dwelling Rental Income</b>		
Dwelling Rents	\$1,600,091	Operations
Excess Utilities		
Maintenance Charges & Other	\$20,000	Operations
<b>4. Other Income (list below)</b>		
Non-Dwelling Rentals	\$220,258	Operations
Investment, Public Housing	\$127,000	Operations
Investment, Section 8	\$270,389	Operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$23,840,679</b>	

### **3. Rent Determination**

[24 CFR Part 903.7 9 (d)]

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

##### **(1) Income Based Rent Policies**

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

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

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)

## **B. Housing Choice Voucher Assistance**

### **(1) Payment Standards**

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

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

**“HAS will review the appropriateness of the payment standard annually when the new FMR is published. In determining whether a change is needed, HAS will consider all available resources....to assure maximum housing choice for program applicants and participants.”**

**(2) Minimum Rent**

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

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

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

#### **4. Operations and Management**

[24 CFR Part 903.7 9 (e)]

##### **PHA Management Structure**

(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:

##### **HUD Programs Under PHA Management**

###### **Program Name**

Public Housing

Section 8 Vouchers

Section 8 Certificates

Section 8 Mod Rehab

Chatham Apartments

Single Room Occupancy

Special Purpose Section 8 Certificates/Vouchers

Shelter Plus Care

Family Unification

##### **Management and Maintenance Policies**

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

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

(2) Section 8 Management: (list below)

**ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP).** Included in this policy are the Housing Authority's Transfer Policy, Tenant Grievance Policy, Rent Collection Policy, and Pet Policy. *Last amended ACOP adopted by the Board of Commissioners 03/31/2008.*

**HOUSING AUTHORITY OF SAVANNAH PERSONNEL POLICY.** The Housing Authority Computer Network and Internet Policy, Drug-Free Workplace Policy, Health Insurance Portability And Accountability Act (HIPAA) Privacy Policy, Sexual Harassment Policy, Public Housing and Housing Choice Voucher Program Confidentiality and Privacy Policy, and Facilities Management Uniform Guidelines are incorporated into this document. *Adopted by the Board of Commissioners 11/05/2008; Computer Network*

*and Internet Policy adopted 05/02/2001; Drug-Free Workplace Policy adopted 11/05/2008; HIPAA Privacy Policy adopted 09/10/2003; Sexual Harassment Policy adopted 04/13/1988; Public Housing and Housing Choice Voucher Program Confidentiality and Privacy Policy adopted 10/03/2007.*

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

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

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

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

**HOUSING CHOICE VOUCHER (SECTION 8) ADMINISTRATIVE PLAN.** The Housing Authority Section 8 Project Based Assistance Plan and Section 8 Homeownership Plan are incorporated into this document. *Last amended plan adopted by the Board of Commissioners 03/05/2008.*

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

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

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

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

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

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

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

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

## **5. Grievance Procedures**

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[24 CFR Part 903.7 9 (f)]

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)  
**Housing Authority of Savannah**  
**Section 8 Office**  
**200 East Broad Street**  
**Savannah, Georgia**

**6. Designated Housing for Elderly and Disabled Families**

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: <p>Has the PHA provided all required activity description information for this component in the <b>optional</b> Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.</p> <p style="text-align: center;"><b>Designation of Public Housing Activity Description</b></p>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **7. Community Service and Self-Sufficiency**

[24 CFR Part 903.7 9 (l)]

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

#### 1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **10/01/1999**

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

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

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

#### **(1) General**

##### a. Self-Sufficiency Policies

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

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

##### b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
<b>Program Name &amp; Description</b> (including location, if appropriate)	<b>Estimated Size</b>	<b>Allocation Method</b> (waiting list/random selection/specific criteria/other)	<b>Access</b> (development office / PHA main office / other provider name)	<b>Eligibility</b> (public housing or Section 8 participants or both)
<b>Resident Services Program</b> This program works collaboratively with various agencies, organizations and businesses to determine how programs and services can be made available to residents.	Available to all residents	N/A	Neighborhood Resource Center	Public housing
<b>Economic Opportunity Authority (EOA) Certified Housing Counselors Program</b> EOA has counselors certified by the National Federation of Housing Counselors to provide counseling services, without cost, to consumers interested in buying a home. The Housing Authority will continue to refer residents to EOA for counseling.	Available to all residents	N/A	referral	Public housing and Section 8
<b>Georgia Dept. of Labor - On Site Assistance</b> The GDOL provides skills assessments on interest and aptitude and determines eligibility and suitability for Titles IIA, IIC, and III, Welfare-To-Work. On-site GDOL staff also provide job assistance services to applicants.	All PHA residents & general community	Referrals, walk-ins, first preference to welfare-to-work clients	Housing Authority Neighborhood Resource Center, GA Department of Labor	Public housing and Section 8
<b>Chatham County Department of Family and children Services (DFACS)</b> DFACS administers the Temporary Assistance to Needy Families (TANF) program and all related programs and services pursuant to the Welfare Reform Act.	All TANF recipients	Pursuant to MOU	referral	Public housing and Section 8
<b>Savannah Poverty Reduction Initiative</b> HAS is in partnership with the above initiative providing on site skills training.	Available to all residents	Pursuant to MOU	Neighborhood Resource Center	Public housing
<b>EOA Headstart Program</b> Childcare program.	200	Waiting lists, referrals, first priority to Housing Authority residents	EOA (618 W. Henry Street), Housing Authority neighborhoods	Public housing

<b>Senior Citizens, Inc.</b> Offers a variety of services to the senior population including various classes, training and support services. Also provides hot meals to seniors through Meals on Wheels.	Undetermined	N/A	Referral; Meals on Wheels located at Neighborhood Resource Center.	Public Housing
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### 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)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
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*The Housing Authority of Savannah Community Service requirements read as follows and are included in the Admission and Continued Occupancy Policy.*

#### Community Service and Self-Sufficiency Policy

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

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

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

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

1. 62 years or older;
2. Is blind or disabled as defined under 216(i)(1); or 1614 of the Social Security Act (42 U.S.C. 416(i) (1) 1382c) and who is unable to comply with the service provision, or is primary caretaker of such individual;
3. Is engaged in a work activity as defined under section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specified below:
  - Unsubsidized employment (at least 20 hours/week)

- Subsidized employment (at least 20 hours/week)
  - Work experience
  - On-the-job-training
  - Job-search, job-skills training and job-readiness assistance
  - Community service programs
  - Vocational educational training (not to exceed to 12 months with respect to any individual)
  - Education directly related to employment in the case of a resident who has not received a high school diploma or GED
  - Satisfactory attendance in college or in a course of study leading to a GED (in the case of a resident who has not completed high school or received a GED)
  - Providing childcare services to an individual who is participating in a community service program
4. Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of Georgia, including a State administered welfare-to-work program; or
  5. Is in a family receiving TANF assistance under a State program funded under part A of title IV of Social Security Act (42 U.S.C. 601 et seq.); or under any other Georgia welfare program, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

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

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

**The Housing Authority of Savannah will:**

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

### **Resident Noncompliance**

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

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

## **8. Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

**All neighborhoods are affected.**

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

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

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

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

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

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

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

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

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

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

## **9. Pets**

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

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

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

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

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

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

## **10. Civil Rights Certifications**

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[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.

### **11. Fiscal Year 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? **One**
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **12. Asset Management**

[24 CFR Part 903.7 9 (q)]

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)  
**Development-based management**
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

**In accordance with HUD's final rule 79FR 54983, published on September 19, 2005, the Housing Authority of Savannah has fully converted all of its public housing stock to asset management. All public housing neighborhoods are under project-based budgeting, accounting, operations and management.**

**The Housing Authority of Savannah is currently conducting a Property Viability and Sustainability Study in order to create a long-term plan for its asset inventory, to include a schedule for modernization, rehabilitation, and disposition.**

### **13. Violence Against Women Act (VAWA)**

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

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

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

**HOUSING AUTHORITY OF SAVANNAH**

**Board of Commissioners**

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

**Finance Department**

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

**Public Housing Department**

Neighborhood Mgt Coordinator  
Administrative Assistant  
Occupancy Tech (2)(F/L)  
Applications Clerk(F/L)  
Lock/Key Mechanic(COCC)  
Appliance Crew (2)(COCC)  
Q/C Inspector(F/L)  
Pest Control Exterminator(FFS)  
Inventory Specialist(COCC)

**Resident Services Coordinator**

Neighborhood Services Coordinator (F/L)  
Resident Services Driver(F/L)

**Development Services**

Program Manager  
Homeownership Specialist  
Facilities Inspector

**Housing Choice Voucher Program**

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

**AMP 1**

**Hitch/ Wessels**  
Asset Manager  
Assist. Asset Mgr.(2)  
Re-Exam Specialist  
Work Order Clerk  
Maint Supervisor  
Maint Mechanic (7)  
Assist. Mech (1)  
Maint Laborer (4)

**AMP 2**

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

**AMP 3**

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

**AMP 4**

**Stillwell Towers**  
Asset Mgr.  
Assist. Asset Mgr.  
Re-exam Specialist  
Work Order Clerk  
Maint. Supervisor  
Maint. Mechanic (2)  
Maint. Laborer (1)

**AMP 5**

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

**AMP 6**

**Yamacraw Village**  
Asset Mgr(FFS)  
Assist. Asset Mgr.  
Re-exam Specialist  
Work Order Clerk  
Maint. Super(FFS)  
Maint. Mechanic (3)  
Maint. Laborer (3)

**AMP 7**

**Ashley Midtown**  
(Mixed Finance)

**AMP 8**

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

FFS - Fee For Service

F/L - Front Line

COCC - Central Office Cost Center

# ATTACHMENT B

## 11.0 Required Submission for HUD Field Office Review

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* – N/A
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. – NA
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA Official if there is no Board of Commissioners, I approve the submission of the X 5-Year and /or X Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. ~~The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually, even if there is no change.~~
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 10 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and the 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of Savannah  
PHA Name

GA002  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2005-2009

Annual PHA Plan for Fiscal Years 2009

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Charlena Brown	Chairperson, Board of Commissioners
Signature	Date
	04/08/2009

# Civil Rights Certification

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing Authority of Savannah  
Expires 4/30/2011

## Civil Rights Certification

### Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof.

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Savannah  
PHA Name

GA002  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. <b>Warning:</b> HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Title
Charlena Brown	Chairperson, Board of Commissioners
Signature 	Date
	04/08/2009

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Savannah

Program/Activity Receiving Federal Grant Funding

Capital Fund Program No. GA06P00250109 / Replacement Housing Factor Grant No. GA06R00250109

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

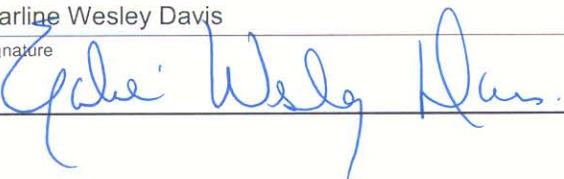
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Earline Wesley Davis		Title Executive Director	
Signature X 		Date 01/15/2009	

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Savannah

Program/Activity Receiving Federal Grant Funding

Capital Fund Program No. GA06P00250109 / Replacement Housing Factor Grant No. GA06R00250109

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Earline Wesley Davis

Title

Executive Director

Signature

Date (mm/dd/yyyy)



01/15/2009

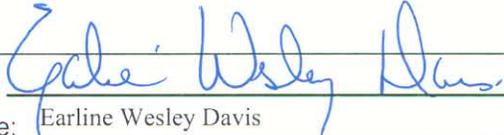
Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> :  <b>Congressional District, if known:</b> 1st	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> US Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> CFP No. GA06P00250109 / RHF Grant No. GA06R00250109 CFDA Number, <i>if applicable</i> : _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 3,625,438	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Earline Wesley Davis</u> Title: <u>Executive Director</u> Telephone No.: <u>(912) 235-5800 ext. 102</u> Date: <u>01/15/2009</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Michael B. Brown the City Manager certify that the Five Year and Annual PHA Plan of the Housing Authority of Savannah is consistent with the Consolidated Plan of the City of Savannah, GA prepared pursuant to 24 CFR Part 91.

Michael B. Brown

03/27/2009

Signed / Dated by Appropriate State or Local Official

HOUSING AUTHORITY  
OF SAVANNAH

MAR 30 2009

CENTRAL OFFICE  
RECEIVED

## **11.0 (f) RESIDENT ADVISORY BOARD (RAB) COMMENTS**

The Housing Authority of Savannah developed the FY 2009 Agency Plan in full cooperation with the Resident Advisory Board (RAB), which consists of a representative and alternate for each public housing neighborhood and the Housing Choice Voucher Program.

The RAB consulted with each of their Residents Associations, neighbors and fellow community members to develop work lists of capital improvement items for each neighborhood. These work lists provide a guideline in the development of the FY 2009 Capital Fund Budget and Five Year Action Plan. Each item is given full consideration and prioritized according to neighborhood need and available funding.

The process of developing the budgets and the Agency Plan is a collaborative process with the RAB and a representative from the City of Savannah over a period of several months. All recommendations and comments are incorporated into the compilation of the plan as the RAB meetings are conducted. The minutes of these meetings follow.

### **RAB Meeting – September 11, 2008**

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

Mrs. Davis explained the work of the RAB in assisting staff in the planning process and making recommendations. The Board of Commissioners will have final approval of the Annual and Five Year Plans before they are sent to HUD for approval in January.

Mrs. Davis detailed some of the renovation work that has been done in various neighborhoods with Capital Fund money in past years. Mrs. Davis also explained that RAB members should consult with their neighbors and develop a list of work items that will be prioritized, budgeted and included in the Capital Fund budget submission, which is also a part of the Agency Plan for 2009.

Mrs. Davis held a discussion in which she answered questions regarding homeownership, utility allowances, Energy Performance Contracting and rent increases.

After the discussion, Management Analyst Tammy Altizer went over sections of the RAB Manual and particular sections of the Agency Plan that the RAB should review closely. An election of officers was then in order. Ms. Altizer asked for nominations or volunteers for Chair and Vice Chair. Representative Shannon Johnson of Kayton /Frazier Homes and Desiree Logan of Yamacraw Village were elected by a vote as Chair and Vice Chair respectively.

Ms. Altizer reminded everyone to read over their notebooks and to begin conducting neighborhood surveys to form the list of work items for each neighborhood. She thanked everyone for attending and the meeting was adjourned.

### **RAB Meeting – October 2, 2008**

Management Analyst Tammy Altizer called the meeting to order and distributed and read aloud the minutes of the September 11, 2008 meeting. Alternate Sandra Gardner moved that the minutes be approved. Representative Desiree Logan seconded the motion and the minutes were unanimously approved.

Ms. Altizer then distributed the results of the 2008 HUD Resident Satisfaction Survey and went over the scoring and the purpose of the random survey. Ms. Altizer encouraged residents to discuss the results with community members in each of their neighborhoods and said that staff was continuing to look for ways to improve the services provided by the Housing Authority of Savannah.

After going over the survey results, a lengthy discussion was held about the role of the Resident Advisory Board in the agency planning process and in the preparation of the Capital Fund budget. Ms. Altizer said that the RAB must determine through conversations with their neighbors what would be most beneficial for their neighborhoods in the area of renovations. After a list of work items has been determined, these items will then be prioritized and budgeted for submission in the Agency Plan. Ms. Altizer asked that these lists be brought or emailed to managers by the next meeting on October 23<sup>rd</sup>.

It was noted that City Representative Chris Gooby, in the absence of Brian White of the City's Community Development and Planning Department, was in attendance. The City of Savannah is always a part of the planning process to ensure that the HAS Agency Plan is consistent with the goals outlined in the City's Consolidated Plan.

With no further business, the meeting was adjourned.

#### **RAB Meeting – October 23, 2008**

Chairperson Shannon Johnson called the meeting to order and distributed and read aloud the minutes of the October 2, 2008 meeting. Alternate Sandra Gardner moved that the minutes be approved. Representative Joyce Williams seconded the motion and the minutes were unanimously approved.

Yamacraw Village Residents Association President Mary Brown addressed the RAB regarding concerns about lighting and safety at the playground at Yamacraw Village. Neighborhood Management Coordinator Janice Watkins told Ms. Brown that staff had done a lighting study with GA Power and new and additional lighting was being placed in all HAS neighborhoods. Ms. Watkins assured the RA President that a difference would soon be evident.

Chairperson Johnson then read items from the work lists for each neighborhood. The lists had been received from each neighborhood's representative in order to prepare the Capital Fund budget to be submitted as part of the 2009 Agency Plan.

After a discussion regarding the work items and prioritization, Homeownership Specialist James Tandy made a presentation regarding the Housing Authority of Savannah's Homeownership Program. Since its inception in 2003, fifty participants have become homeowners. Mr. Tandy detailed aspects of the program and answered questions. He encouraged anyone to contact him for additional information about becoming a part of the program and moving toward becoming a homeowner.

Following the presentation, Management Analyst Tammy Altizer held a brief discussion regarding new parking regulations that are being implemented on all HAS properties in the months of October and November. Ms. Altizer encouraged everyone to attend the November 20<sup>th</sup> meeting because the draft of the FY 2009 Agency Plan would be distributed.

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

#### **RAB Meeting – November 20, 2008**

Chairperson Shannon Johnson called the meeting to order and distributed and read aloud the minutes of the October 23, 2008 meeting. Alternate Marye Hamilton moved that the minutes be approved. Alternate Sandra Gardner seconded the motion and the minutes were unanimously approved.

Executive Director Earline Wesley Davis reported on various projects and renovations that have and are to take place in all neighborhoods. Mrs. Davis updated the RAB on staff activities including a Property Viability and Sustainability Study that is being conducted by Quadel Consulting Corporation of Washington, DC. The purpose of the study is to provide recommendations for long term planning for the HAS real estate portfolio.

Following this discussion by Mrs. Davis, Management Analyst Tammy Altizer then distributed the draft of the 2009 Annual Agency Plan and a discussion was held about the contents of the Plan and goals and changes that have occurred since the previous year. Ms. Altizer did note that HUD had recently updated the Plan template and briefly discussed those changes. Ms. Altizer encouraged everyone to attend the Public Hearing and final RAB meeting on January 8, 2009 when the draft plan would need to be approved.

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

#### **Public Hearing – January 8, 2009**

Management Analyst Tammy Altizer opened the Public Hearing regarding the Housing Authority of Savannah's 2009 Agency Plan. Ms. Altizer noted that the draft plan had been available for review by the public on the HAS website and in all management offices since November 20, 2008. Ms. Altizer asked if anyone had any comments or suggestions on the proposed Annual Plan for 2009. Alternate Jonathan Bland commented that he would like HAS to provide additional financial assistance to low income residents seeking to purchase homes through the Housing Authority of Savannah's Homeownership Program. With no further comments, Ms. Altizer closed the Public Hearing.

### **RAB Meeting – January 8, 2009**

The final Resident Advisory Board meeting was then called to order by Chairperson Shannon Johnson. Chairperson Johnson distributed and read aloud minutes of the November 20, 2008 meeting. Alternate Jonathan Bland made a motion to approve the minutes as presented and Alternate Gloria Richardson seconded the motion, which passed unanimously.

A discussion was held about the contents of the Agency Plan. Ms. Altizer went over the submission requirements to HUD and said that with RAB approval, the Plan would then be submitted to the Housing Authority of Savannah's Board of Commissioners for approval before submission to HUD on January 16<sup>th</sup>.

Following this discussion, Alternate Gloria Richardson moved that the 2009 Agency Plan be approved. Representative Marye Hamilton seconded the motion which was unanimously approved.

Neighborhood Services Coordinator Monifa Johnson made a presentation about the many training sessions and classes that are available at the Neighborhood Resource Center. Ms. Johnson also discussed the many opportunities available to residents through HAS partnerships in the community and encouraged all residents to contact her to get involved.

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

There being no further business, Chairperson Johnson declared the meeting adjourned.

### **Public Hearing – April 6, 2009**

Executive Director Earline Wesley Davis called to order the Public Hearing regarding revisions to the Housing Authority of Savannah's FY 2009 PHA Annual and Five Year Plan. Mrs. Davis opened the hearing by announcing that the American Recovery and Reinvestment Act of 2009 (ARRA), signed into law on February 17, 2009, provides \$4 billion for the Public Housing Capital Fund. Mrs. Davis said that the Housing Authority of Savannah has been awarded \$5.3 million in stimulus funding for our Capital Fund Program (CFP) through ARRA.

In January, the HAS Board of Commissioners approved the HAS FY 2009 Annual Plan and Five Year Plan, which included the CFP Five-Year Action Plan, FY 2006-2009 CFP budget statements and work items. The PHA Plans had been approved by the HAS Resident Advisory Board and was certified by the City Manager for consistency with the City of Savannah's Consolidated Plan. The Plans were submitted to HUD on January 17, 2009.

Mrs. Davis explained that as a result of the new stimulus grant, the Housing Authority of Savannah has chosen to complete additional work items than was originally budgeted in the 2009 PHA Plan. The revised work items were selected from previous CFP Five Year Plan budgeted items, as well as recommendations of the Property Viability and Sustainability Study that Quadel Consulting Corporation is currently completing for the Housing Authority.

Mrs. Davis explained that these revisions to CFP grants for Fiscal Years 2007, 2008 and 2009, and the ARRA Grant, had been available for public review since March 25<sup>th</sup> and that HUD had shortened the public review period from forty-five to ten days in order to accommodate changes that needed to be made as a result of the stimulus money.

The work under the ARRA Grant to be completed included renovation work in Patterson Terrace, Single Family Homes, Stillwell Towers and Blackshear Homes. \$2 million of the ARRA funding is proposed for the demolition of Robert Hitch Village. The site will then be redeveloped as a mixed finance affordable housing community, after the demolition.

Approximately sixty-five residents of Hitch Village, including local church members of churches located in Hitch Village and Senior Reporter Jan Skutch from the *Savannah Morning News* were in attendance. A lengthy question and answer period followed regarding the demolition. The majority of the questions centered on relocation and the timeframe for when demolition and construction activity would begin. Mrs. Davis explained that everyone's needs would be met and the Housing Authority would re-house all families according to those needs. No opposition or negative comments were received from the large gathering regarding the demolition plans.

No other comments were received regarding the ARRA grant or revisions to the PHA Annual and Five Year Plan and Mrs. Davis closed the Public Hearing.

**RAB Meeting – April 6, 2009**

Chairperson Shannon Johnson called the RAB meeting to order. All members of the RAB present had been in attendance at the Public Hearing held immediately prior to the meeting. The budget revisions, including the ARRA Grant, were reviewed.

Alternate Joyce Williams made a motion to approve the American Recovery and Reinvestment Act Stimulus CFP Annual Statement. Representative Marye Hamilton seconded this motion and it was unanimously approved. The ARRA Annual Statement immediately follows.

Alternate Sandra Gardner then moved to approve the revised PHA Annual and Five Year Plan for Fiscal Year 2009, as presented. This motion was seconded by Alternate Joyce Williams and unanimously approved.

Mrs. Davis informed the RAB that the Board's recommendation would be given to the HAS Board of Commissioners who would vote for approval of both items at their meeting on April 8, 2009.

There being no further business, Chairperson Johnson declared the meeting adjourned.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06S00250109</b> Date of CFFP: _____ Replacement Housing Factor Grant No: _____	<b>FFY of Grant:</b> <b>2009</b> FFY of Grant Approval: _____
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- Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: \_\_\_\_\_    
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	530,932.40			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	637,000.00			
10	1460 Dwelling Structures	1,910,460.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	1,700,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	250,000.00			
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency	205,931.60			
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>5,309,324.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 04/08/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
--	---------------------------	---	-------------

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>									
PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06S00250109</b> Replacement Housing Factor Grant No:			CFPP (Yes/No):			Federal FFY of Grant: <b>2009</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
<b>PHA Wide</b> (All Amp Groups)	Administration	1410	All	530,932.40					
	<b>Subtotal PHA Wide (All Amp Groups)</b>			<b>530,932.40</b>					
<b>GA002000001</b> <b>Hitch Village</b>	Demolition	1485	337	1,700,000.00					
	A&E, Environmental Fees	1430	337	50,000.00					
	Relocation	1495.1	200	250,000.00					
	<b>Subtotal</b>			<b>2,000,000.00</b>					
<b>GA002000003</b> <b>Patterson Terrace</b>	HVAC/ Cabinets/ Countertops/ Sinks (Partial)	1460	76	600,000.00					
	Windows/ Security Screens	1460	76	310,000.00					
	Bathroom Exhaust Fans	1460	76	38,000.00					
	Roof Replacement	1460	76	175,000.00					
	Termite Bait System	1460	76	35,000.00					
	Dryer Hookups	1460	76	30,000.00					
	<b>Subtotal</b>			<b>1,188,000.00</b>					
<b>GA002000003</b> <b>Single Family Homes</b>	A&E Fees	1430	60	25,000.00					
	Screen Doors	1460	60	22,500.00					
	Rear Exterior Doors	1460	60	20,000.00					
	Ceiling/ Floor Repair	1460	21	110,000.00					
	Termite Bait System	1460	60	20,000.00					
	Landscaping	1450	60	60,000.00					
	Privacy Fence	1450	60	34,000.00					
	Hardy Plank Siding	1460	60	93,960.00					
	Gutters/ Downspouts	1460	60	80,000.00					
	Pressure Wash Exterior/ Mold Inhibitor Treatment/ Paint	1460	60	175,000.00					
	<b>Subtotal</b>			<b>640,460.00</b>					

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

2 To be completed for the Performance and Evaluation Report



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250109</b> Date of CFFP: _____ Replacement Housing Factor Grant No: _____	<b>FFY of Grant:</b> <b>2009</b> <b>FFY of Grant Approval:</b> <b>2010</b>
---	--	---

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	649,669.00	649,669.00		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	324,834.50	324,834.50		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00	250,000.00		
10	1460 Dwelling Structures	2,223,841.50	1,123,973.00		
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	0.00	640,000.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency	0.00	259,868.50		
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>3,248,345.00</b>	<b>3,248,345.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 04/10/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250109</b> Replacement Housing Factor Grant No:				Federal FFY of Grant: <b>2009</b>		CFPP (Yes/No):	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
<b>PHA Wide</b> (All Amp Groups)	Operations	1406	All	649,669.00	649,669.00				
<b>PHA Wide</b> (All Amp Groups)	Administration	1410	All	324,834.50	324,834.50				
<b>Subtotal PHA Wide (All Amp Groups)</b>				<b>974,503.50</b>	<b>974,503.50</b>				
<b>GA002000001</b> <b>Hitch Village</b>	Mold Remediation (Partial)	1460	35	209,900.00	0.00				
<b>Subtotal</b>				<b>209,900.00</b>	<b>0.00</b>				
<b>GA002000001</b> <b>Wessels Homes</b>	Tree Maintenance/ Sidewalk Repair	1450	250	0.00	50,000.00				
	Metal Stairs Replacement	1470	250	0.00	600,000.00				
<b>Subtotal</b>				<b>0.00</b>	<b>650,000.00</b>				
<b>GA002000002</b> <b>Kayton Homes</b>	Tree Maintenance/ Sidewalk Repair	1450	164	0.00	30,000.00				
<b>Subtotal</b>				<b>0.00</b>	<b>30,000.00</b>				
<b>GA002000002</b> <b>Frazier Homes</b>	Tree Maintenance/ Sidewalk Repair	1450	236	0.00	30,000.00				
<b>Subtotal</b>				<b>0.00</b>	<b>30,000.00</b>				
<b>GA002000003</b> <b>Patterson Terrace</b>	HVAC/Cabinets/Countertops/Counters/Sinks (partial)	1460	76	546,986.50	0.00				
	Tree Maintenance/ Sidewalk Repair	1450	76	0.00	30,000.00				
	Pressure Wash Exterior/ Siding/ Paint	1460	76	0.00	500,000.00				
	Gutters/ Downspouts	1460	76	0.00	78,000.00				
<b>Subtotal</b>				<b>546,986.50</b>	<b>608,000.00</b>				

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

2 To be completed for the Performance and Evaluation Report

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250109</b> Replacement Housing Factor Grant No:				Federal FFY of Grant: <b>2009</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA002000003</b> <b>Single Family Homes</b>	Tree Maintenance/ Sidewalk Repair	1450	60	0.00	30,000.00			
	<b>Subtotal</b>			<b>0.00</b>	<b>30,000.00</b>			
<b>GA002000004</b> <b>Stillwell Towers</b>	Fire Door Replacement	1470	211	0.00	40,000.00			
	<b>Subtotal</b>			<b>0.00</b>	<b>40,000.00</b>			
<b>GA002000005</b> <b>Blackshear Homes</b>	Floor/ Ceiling Repairs	1460	100	0.00	86,000.00			
	Tree Maintenance/Sidewalk Repair	1450	100	0.00	30,000.00			
	<b>Subtotal</b>			<b>0.00</b>	<b>89,000.00</b>			
<b>GA002000006</b> <b>Yamacraw Village</b>	Tree Maintenance/Sidewalk Repair	1450	315	50,000.00	50,000.00			
	Kitchen/Bath Cabinet/Countertop Replacement & Range Hoods	1460	315	902,475.00	0.00			
	Security Screens	1460	315	306,180.00	306,180.00			
	Resurface Bathtubs	1460	315	252,000.00	0.00			
	Door Knockers	1460	315	6,300.00	0.00			
	Porch Repair	1460	315	0.00	153,793.00			
	<b>Subtotal</b>			<b>1,516,955.00</b>	<b>509,973.00</b>			

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

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name:</b>				<b>Federal FFY of Grant:</b>	
<b>Housing Authority of Savannah</b>				<b>2009</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<b>PHA Wide</b>	06/30/2011		06/30/2013		
All AMP Groups					
<b>GA002000001</b>	06/30/2011		06/30/2013		
Hitch Village					
<b>GA002000001</b>	06/30/2011		06/30/2013		
Wessels Homes					
<b>GA002000002</b>	06/30/2011		06/30/2013		
Kayton Homes					
<b>GA002000002</b>	06/30/2011		06/30/2013		
Frazier Homes					
<b>GA002000003</b>	06/30/2011		06/30/2013		
Patterson Terrace					
<b>GA002000003</b>	06/30/2011		06/30/2013		
Single Family Homes					
<b>GA002000004</b>	06/30/2011		06/30/2013		
Stillwell Towers					
<b>GA002000005</b>	06/30/2011		06/30/2013		
Blackshear Homes					
<b>GA002000006</b>	06/30/2011		06/30/2013		
Yamacraw Village					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250109	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2010</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	605,607.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>605,607.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> <i>Gale Wisby News</i>	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b>	<b>Date</b>
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- 4 RHF funds shall be included here.

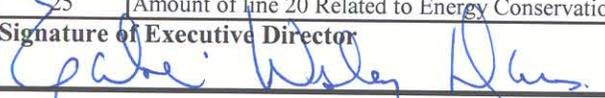




**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250209	<b>FFY of Grant:</b> 2009	<b>FFY of Grant Approval:</b> 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	377,093.00	0.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date</b> 02/26/2009		<b>Signature of Public Housing Director</b>  	
				<b>Date</b>  	

- 1 To be completed for the Performance and Evaluation Report.
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>	
<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250108</b> Replacement Housing Factor Grant No: Date of CFFP: _____
<b>FFY of Grant:</b> <b>2008</b> <b>FFY of Grant Approval:</b> <b>2009</b>	

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 09/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	650,000.00	650,000.00		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	324,834.50	324,834.50		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	65,000.00		
10	1460 Dwelling Structures	1,073,510.50	0.00		
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	0.00	750,000.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	1,200,000.00	1,200,000.00		
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency		258,510.50		
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>3,248,345.00</b>	<b>3,248,345.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 04/10/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250108</b> Replacement Housing Factor Grant No:				Federal FFY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA002000001</b>								
<b>Hitch Village</b>	Operations	1406	587	218,153.23	218,153.23			
<b>Fred Wessels Homes</b>	Administration	1410	587	109,021.07	109,021.07			
	Mold Remediation (Hitch)	1460	337	480,803.75	0.00			
	<b>Subtotal</b>			<b>807,978.05</b>	<b>327,174.30</b>			
<b>GA002000002</b>								
<b>Kayton Homes</b>	Operations	1406	400	148,656.37	148,656.37			
<b>Frazier Homes</b>	Administration	1410	400	74,290.34	74,290.34			
	<b>Subtotal</b>			<b>222,946.71</b>	<b>222,946.71</b>			
<b>GA002000003</b>								
<b>Patterson Terrace</b>	Operations	1406	136	50,543.17	50,543.17			
<b>Single Family</b>	Administration	1410	136	25,258.71	25,258.71			
	HVAC/cabinets/counters/security screens (Patt)	1460	76	592,706.75	0.00			
	<b>Subtotal</b>			<b>668,508.63</b>	<b>75,801.88</b>			
<b>GA002000004</b>								
<b>Stillwell Towers</b>	Operations	1406	211	78,416.24	78,416.24			
	Administration	1410	211	39,188.16	39,188.16			
	Elevator Repair	1470	211	0.00	750,000.00			
	Outdoor Sitting Area	1450	211	0.00	30,000.00			
	Parking Lot Repair/ Overlay	1450	211	0.00	35,000.00			
	<b>Subtotal</b>			<b>117,604.40</b>	<b>932,604.40</b>			
<b>GA002000005</b>								
<b>Blackshear Homes</b>	Operations	1406	100	37,164.09	37,164.09			
	Administration	1410	100	18,572.58	18,572.58			
	<b>Subtotal</b>			<b>55,736.67</b>	<b>55,736.67</b>			
<b>GA002000006</b>								
<b>Yamacraw Village</b>	Operations	1406	315	117,066.90	117,066.90			
	Administration	1410	315	58,503.64	58,503.64			
	<b>Subtotal</b>			<b>175,570.54</b>	<b>175,570.54</b>			
<b>GA002000010</b>								
<b>Sustainable Fellwood</b>	Redevelopment	1499	1	1,200,000.00	1,200,000.00			
	<b>Subtotal</b>			<b>1,200,000.00</b>	<b>1,200,000.00</b>			

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

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name:</b> Housing Authority of Savannah				<b>Federal FFY of Grant:</b> 2008	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<b>GA002000001</b> Hitch Village Fred Wessels Homes	6/13/2010		6/13/2012		
<b>GA002000002</b> Kayton Homes Frazier Homes	6/13/2010		6/13/2012		
<b>GA002000003</b> Patterson Terrace Single Family	6/13/2010		6/13/2012		
<b>GA002000004</b> Stillwell Towers	6/13/2010		6/13/2012		
<b>GA002000005</b> Blackshear Homes	6/13/2010		6/13/2012		
<b>GA002000006</b> Yamacraw Village	6/13/2010		6/13/2012		
<b>GA002000010</b> Sustainable Fellwood	6/13/2010		6/13/2012		

1 Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250108	<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b> 2009
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	605,607.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>605,607.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250208  FFY of Grant: <b>2008</b> FFY of Grant Approval: <b>2009</b>
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- Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	340,481.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>340,481.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 03/18/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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- 1 To be completed for the Performance and Evaluation Report.  
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
4 RHF funds shall be included here.





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Housing Authority of Savannah		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250107</b> Date of CFFP: _____		Replacement Housing Factor Grant No:  FFY of Grant: <b>2007</b> FFY of Grant Approval: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/08				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	122,464.40	122,464.40		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	61,232.20	61,232.20		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	0.00	428,625.00		
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	428,625.00	0.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>612,321.60</b>	<b>612,321.60</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date</b> 04/10/2009		<b>Signature of Public Housing Director</b>  <b>Date</b>	

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250107</b> Replacement Housing Factor Grant No:				CFPP (Yes/No):			Federal FFY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Funds Obligated	Funds Expended			
<b>GA002</b>										
<b>PHA Wide</b>	Operations	1406	All	122,464.40	122,464.40					
<b>All Amp Groups</b>	Administration	1410	All	61,232.20	61,232.20					
	Subtotal			183,696.60	183,696.60					
<b>GA002000001</b>										
<b>Hitch Village</b>	Metal Building Installation/UV (Hitch)	1470	1	85,725.08	0.00					
<b>Fred Wessels Homes</b>										
<b>GA002000002</b>										
<b>Kayton Homes</b>	Metal Building Installation/UV (Kayton)	1470	1	85,725.08	0.00					
<b>Frazier Homes</b>										
<b>GA002000003</b>										
<b>Patterson Terrace</b>	HVAC/Cabinets/Countertops/Sinks (Partial)			0.00	428,625.00					
<b>Single Family</b>	Metal Building Installation/UV (Single Family)	1470	1	85,725.08	0.00					
<b>GA002000005</b>										
<b>Blackshear Homes</b>	Metal Building Installation/UV	1470	1	85,725.08	0.00					
<b>GA002000006</b>										
<b>Yamacraw Village</b>	Metal Building Installation/UV	1470	1	85,725.08	0.00					

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

2 To be completed for the Performance and Evaluation Report



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor Grant No:GA06R00250107 Date of CFFP: _____	<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b> 2008
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	139,655.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>139,655.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250207	<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b> 2008
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	377,093.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>377,093.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250106</b> Date of CFFP: _____ Replacement Housing Factor Grant No: _____	<b>FFY of Grant:</b> <b>2006</b> <b>FFY of Grant Approval:</b> <b>2007</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 09/30/08    
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	466,069.00	466,069.00	466,069.00	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	3,100,000.00	3,100,000.00	3,100,000.00	
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>3,566,069.00</b>	<b>3,566,069.00</b>	<b>3,566,069.00</b>	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b>  	<b>Date</b>  
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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250106  FFY of Grant: <b>2006</b> FFY of Grant Approval: <b>2007</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	531,838.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>531,838.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250105</b> Date of CFFP: _____ Replacement Housing Factor Grant No: _____	<b>FFY of Grant:</b> <b>2005</b> <b>FFY of Grant Approval:</b> <b>2006</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 09/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	0.00	0.00		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	0.00	0.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	95,884.69	108,375.80	108,375.80	108,375.80
8	1440 Site Acquisition				
9	1450 Site Improvement	209,829.33	209,829.33	209,829.33	113,736.50
10	1460 Dwelling Structures	2,825,306.12	2,911,774.79	2,911,774.79	2,329,032.22
11	1465.1 Dwelling Equipment-Nonexpendable	21,775.00	21,775.00	21,775.00	21,775.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	9,527.50	9,527.50	9,527.50	5,613.43
14	1485 Demolition	582,150.36	483,190.58	483,190.58	483,205.89
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>3,061,738.84</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250105</b> Replacement Housing Factor Grant No:				Federal FFY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA002</b>	Site Improvements (Lawncare & Landscaping)	1450	All	209,829.33	209,829.33	209,829.33	113,736.50	
<b>PHA Wide</b>	Vacant Unit Rehab	1460	All	200,000.00	200,000.00	200,000.00	200,000.00	
<b>All Amp Groups</b>	Computer/Security Facilities Management	1475	All	9,527.50	9,527.50	9,527.50	5,613.43	
	<b>Subtotal</b>			<b>419,356.83</b>	<b>419,356.83</b>	<b>419,356.83</b>	<b>319,349.93</b>	
<b>GA002000002</b>	A & E Fees (Frazier)	1430	50	93,268.47	97,918.47	97,918.47	97,918.47	
<b>Kayton/Frazier</b>	Repair severely damaged burn unit (Frazier)	1460	1	66,226.45	152,695.12	152,695.12	66,226.45	
	Dwelling equipment	1465	140	21,775.00	21,775.00	21,775.00	21,775.00	
	<b>Subtotal</b>			<b>181,269.92</b>	<b>272,388.59</b>	<b>272,388.59</b>	<b>185,919.92</b>	
<b>GA002000004</b>	Roof/AC Replacement, Repair Leaks (partial)	1460	211	1,305,597.00	1,305,597.00	1,305,597.00	1,307,097.00	
<b>Stillwell Towers</b>	<b>Subtotal</b>			<b>1,305,597.00</b>	<b>1,305,597.00</b>	<b>1,305,597.00</b>	<b>1,307,097.00</b>	
<b>GA002000005</b>	A & E Fees	1430	100	396.22	4,957.33	4,957.33	4,957.33	
<b>Blackshear Homes</b>	HVAC/New Cabinets/Countertops/Screens	1460	100	1,000,337.00	1,000,337.00	1,000,337.00	502,563.10	
	<b>Subtotal</b>			<b>1,000,733.22</b>	<b>1,005,294.33</b>	<b>1,005,294.33</b>	<b>507,520.43</b>	
<b>GA002000008</b>	A & E Fees (Fellwood)	1430	52	2,220.00	5,500.00	5,500.00	5,500.00	
<b>Fellwood Homes/</b>	Building/Demo work (Fellwood)	1460	52	176,434.80	176,434.80	176,434.80	176,434.80	
<b>Fellwood Annex</b>	Demolition (Fellwood)	1485	52	364,427.43	278,468.39	278,468.39	278,468.39	
<b>Stubbs Towers</b>	Demolition (Stubbs)	1485	33	217,722.93	204,722.19	204,722.19	204,737.50	
	<b>Subtotal</b>			<b>760,805.16</b>	<b>665,125.38</b>	<b>665,125.38</b>	<b>665,140.69</b>	
<b>GA002000006</b>	Installation of HVAC/Bat Removal	1460	5	76,710.87	76,710.87	76,710.87	76,710.87	
<b>Yamacraw Village</b>	<b>Subtotal</b>			<b>76,710.87</b>	<b>76,710.87</b>	<b>76,710.87</b>	<b>76,710.87</b>	
	<b>Total CFP 2005</b>			<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>3,744,473.00</b>	<b>3,061,738.84</b>	

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

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name: Housing Authority of Savannah</b>				<b>Federal FFY of Grant: 2005</b>	
<b>Development Number Name/HA-Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>		<b>All Funds Expended (Quarter Ending Date)</b>		<b>Reasons for Revised Target Dates</b>
	<b>Original Obligation End Date</b>	<b>Actual Obligation End Date</b>	<b>Original Expenditure End Date</b>	<b>Actual Expenditure End Date</b>	
<b>GA002</b>	6/30/2007		6/30/2009		
<b>PHA Wide</b>					
<b>All Amp Groups</b>					
<b>GA002000002</b>	6/30/2007		6/30/2009		
<b>Kayton/Frazier</b>					
<b>GA002000004</b>	6/30/2007		6/30/2009		
<b>Stillwell Towers</b>					
<b>GA002000005</b>	6/30/2007		6/30/2009		
<b>Blackshear Homes</b>					
<b>GA002000008</b>	6/30/2007		6/30/2009		
<b>Fellwood Homes/ Fellwood Annex Stubbs Towers</b>					
<b>GA002000006</b>	6/30/2007		6/30/2009		
<b>Yamacraw Village</b>					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

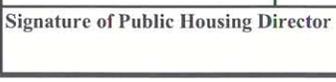
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:GA06R00250105	<b>FFY of Grant:</b> 2005 <b>FFY of Grant Approval:</b> 2006
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	406,950.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>406,950.00</b>	<b>0.00</b>		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 02/26/2009	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.





# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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- Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 9/30/08    
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	10,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	300,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	128,340.74	127,840.74	127,840.74	127,840.74
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	161,874.96	161,874.96	161,874.96	161,874.96
10	1460 Dwelling Structures	1,241,060.12	1,241,059.52	1,241,059.52	1,241,059.52
11	1465.1 Dwelling Equipment-Nonexpendable	106,000.00	106,000.00	106,000.00	106,000.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	5,420.06	5,420.06	5,420.06	5,420.06
14	1485 Demolition	1,830,544.12	2,151,044.72	2,151,044.72	2,151,044.72
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	6,957.00	6,957.00	6,957.00	6,957.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	10,000.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

*Galina Wally*

02/26/2009

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	10,000.00	0.00	0.00		
	Assistant Dir. Facilities Management	1410	All	100,000.00	0.00	0.00		
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	31,000.00	0.00	0.00		
	Site improvements (Lawncare & Landscaping)	1450	All	128,449.96	128,449.96	128,449.96	128,449.96	
	Vacant Unit Rehab	1460	130	361,452.75	361,452.15	361,452.15	361,452.15	
<b>PHA WIDE All 12 Neighborhoods</b>	Pest Control and Termite Treatment	1460	All	813.40	813.40	813.40	813.40	
	Computer/Security Facilities Management	1475	All	5,420.06	5,420.06	5,420.06	5,420.06	
	Contingency Funds for all Contracts	1502	All	10,000.00	0.00	0.00		
	<b>Subtotal</b>			<b>647,136.17</b>	<b>496,135.57</b>	<b>496,135.57</b>	<b>496,135.57</b>	
<b>Fellwood Homes GA06P002001</b>	A&E Fees	1430		17,695.23	17,695.44	17,695.44	17,695.44	
	Site Work	1450		19386.5	19,386.50	19,386.50	19,386.50	
	Demolition	1485		391,857.09	316,914.56	316,914.56	316,914.56	
	Relocation of Residents	1495		0.00	0.00	0.00		
	<b>Subtotal</b>			<b>428,938.82</b>	<b>353,996.50</b>	<b>353,996.50</b>	<b>353,996.50</b>	
<b>Yamacraw Village GA06P002002</b>	A&E Fees	1430		46,600.38	46,600.38	46,600.38	46,600.38	
	Fasica & Soffit Replacement (remove bats)	Phase I						
	Installation of HVAC System	1460		857,441.97	857,441.97	857,441.97	857,441.97	
	Exterior Painting	<b>1460</b>		0.00	0.00	0.00		
	<b>Subtotal</b>			<b>904,042.35</b>	<b>904,042.35</b>	<b>904,042.35</b>	<b>904,042.35</b>	
<b>Fred Wessels GA06P002004</b>	A&E Fees	1430		0.00	0.00	0.00		
	Administration	1410		84,000.00	0.00	0.00		
	Fringe Benefits	1410		26,000.00	0.00	0.00		
	Central HVAC System (Phase I)	1460	Phase I	0.00	0.00	0.00		
	<b>Subtotal</b>			<b>110,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Fellwood Homes Annex</b> <b>GA06P002005</b>	A&E Fees	1430	Partial	12,813.79	12,813.58	12,813.58	12,813.58	
	Demolition	1485		283,758.58	229,489.85	229,489.85	229,489.85	
	Relocation of Residents	1495		0.00	0.00	0.00	0.00	
	Site Work	1450		14,038.50	14,038.50	14,038.50	14,038.50	
<b>Subtotal</b>				<b>310,610.87</b>	<b>256,341.93</b>	<b>256,341.93</b>	<b>256,341.93</b>	
<b>Hitch Village</b> <b>GA06P002007</b>	A&E Fees	1430		0.00	0.00	0.00	0.00	
	Administration	1410		45,000.00	0.00	0.00	0.00	
	Fringe Benefits	1410		14,000.00	0.00	0.00	0.00	
	Install New HVAC Systems (Phase I)	1460		0.00	0.00	0.00	0.00	
<b>Subtotal</b>				<b>59,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Kayton Homes</b> <b>GA06P002010</b>	Repair sidewalk	1450		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		56,000.00	56,000.00	56,000.00	56,000.00	
<b>Subtotal</b>				<b>56,000.00</b>	<b>56,000.00</b>	<b>56,000.00</b>	<b>56,000.00</b>	
<b>Frazier Homes</b> <b>GA06P002011</b>	A&E Fees	1430		47,764.34	47,764.34	47,764.34	47,764.34	
	Playground	1450		0.00	0.00	0.00	0.00	
	Demo breezeways & add front porches	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		50,000.00	50,000.00	50,000.00	50,000.00	
<b>Subtotal</b>				<b>97,764.34</b>	<b>97,764.34</b>	<b>97,764.34</b>	<b>97,764.34</b>	
<b>Stubbs Towers</b> <b>GA06P00212A</b>	A&E Fees	1430		500.00	0.00	0.00	0.00	
	Demolition	1485		1,154,928.45	1,604,640.31	1,604,640.31	1,604,640.31	
	Relocation of Residents	1495		6,957.00	6,957.00	6,957.00	6,957.00	
<b>Subtotal</b>				<b>1,162,385.45</b>	<b>1,611,597.31</b>	<b>1,611,597.31</b>	<b>1,611,597.31</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Stillwell Towers</b> <b>GA06P00212B</b>	A&E Fees	1430		2,600.00	2,600.00	2,600.00	2,600.00	
	Repair leaks near elevator	1460		0.00	0.00	0.00	0.00	
	Community Room/AC Repairs	1460		3,412.00	3,412.00	3,412.00	3,412.00	
	<b>Subtotal</b>			<b>6,012.00</b>	<b>6,012.00</b>	<b>6,012.00</b>	<b>6,012.00</b>	
<b>Blackshear Homes</b> <b>GA06P002013</b>	New screen doors front & back	1460		17,940.00	17,940.00	17,940.00	17,940.00	
	<b>Subtotal</b>			<b>17,940.00</b>	<b>17,940.00</b>	<b>17,940.00</b>	<b>17,940.00</b>	
<b>Patterson Terrace</b> <b>GA06P002016</b>	Replace Kitchen cabinets and Sinks	1460		0.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Single Family Homes</b> <b>GA06P002017</b>	Playground Area	1450		0.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Bartow Place</b> <b>GA06P002009</b>	A & E Fees	1430		367.00	367.00	367.00	367.00	
	<b>Subtotal</b>			<b>367.00</b>	<b>367.00</b>	<b>367.00</b>	<b>367.00</b>	
<b>2004 Capital Fund Program Total</b>				<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	<b>3,800,197.00</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>PHA WIDE (All Neighbor</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008	All changes or revisions to this budget has been approved through the annual plan process.	
<b>Fellwood Homes GA06P002001</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Yamacraw Village GA06P002002</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Fred Wessels GA06P002004</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Fellwood Annex GA06P002005</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Hitch Village GA06P002007</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Kayton Homes GA06P002010</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Frazier Homes GA06P002011</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Stubbs Towers GA06P002012A</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		
<b>Stillwell Towers GA06P002012B</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008	1/25/2008		

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Blackshear Homes GA06P002013</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008		
<b>Patterson Terrace GA06P002016</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008		
<b>Single Family Homes GA06P002017</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008		
<b>Bartow Place GA06P002009</b>	9/7/2006	7/18/2006	7/18/2006	9/7/2008	1/25/2008		

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06R00250104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:9/30/08    
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	380,350.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>380,350.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

*Gabriel Wiley Davis*

02/26/2009

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		380,350.00				
<b>GA026P002</b>	<b>Total</b>			<b>380,350.00</b>				

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

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

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

<b>PHA Name:</b> Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	10,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	18,401.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	50,000.00	107,205.70	107,205.70	107,205.70
10	1460 Dwelling Structures	640,697.00	611,892.30	611,892.30	611,892.30
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	45,000.00			
26	Amount of line 20 Related to Energy Conservation Measures	250,000.00			

*Galvin Wiley Hsu.*

*2/26/2009*

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	10,000.00	0.00	0.00		
	Site improvements (Lawncare & Landscaping)	1450	All	50,000.00	107,205.70	107,205.70	107,205.70	
	Vacant Unit Rehab	1460		70,000.00	61,195.45	61,195.45	61,195.45	
	Pest Control	1460	All	5,000.00	0.00	0.00		
	<b>Subtotal</b>			<b>135,000.00</b>	<b>168,401.15</b>	<b>168,401.15</b>	<b>168,401.15</b>	
<b>Fred Wessels GA06P002004</b>	Administration	1410		14,026.00	0.00	0.00		
	Fringe Benefits	1410		4,375.00	0.00	0.00		
	Central HVAC System (Phase I )	1460	Phase I	15,000.00	0.00	0.00		
	<b>Subtotal</b>			<b>33,401.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Yamacraw Village GA06P002002</b>	Fascia - Rear Porch Replacement Bat Removal & HVAC Upgrade	1460	315	550,697.00	550,696.85	550,696.85	550,696.85	
	<b>Subtotal</b>			<b>550,697.00</b>	<b>550,696.85</b>	<b>550,696.85</b>	<b>550,696.85</b>	
<b>2003 Capital Fund Program Total</b>				<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>	<b>719,098.00</b>	
	0.00							

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250203</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA WIDE (All Neighbor</b>	2/12/2006			2/12/2008			All changes or revisions to this budget has meet the significant amendment requirements.
<b>Yamacraw Village GA06P002002</b>	2/12/2006			2/12/2008			
<b>Fred Wessels GA06P002004</b>	2/12/2006			2/12/2008			

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

<b>PHA Name:</b> Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: GA06P00250103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 9/30/08     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	12,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	307,250.00	246,089.27	246,089.27	246,089.27
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	50,000.00	210,502.58	210,502.58	210,502.58
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	285,418.00	213,675.80	213,675.80	213,675.80
10	1460 Dwelling Structures	1,905,615.00	1,486,117.73	1,486,117.73	1,486,117.73
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	23,808.00	39,483.00	39,483.00	39,483.00
13	1475 Nondwelling Equipment	50,431.00	51,771.96	51,771.96	51,771.96
14	1485 Demolition	448,749.00	841,654.66	841,654.66	841,654.66
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	11,500.00	5,476.00	5,476.00	5,476.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>3,094,771.00</b>	<b>3,094,771.00</b>	<b>3,094,771.00</b>	<b>3,094,771.00</b>
22	Amount of line 20 Related to LBP Activities	0.00	0.00		
23	Amount of line 20 Related to Section 504 Compliance	175,000.00	150,000.00		
24	Amount of line 20 Related to Security - Soft Costs	0.00	0.00		
25	Amount of line 20 Related to Security - Hard Costs	10,000.00	115,000.00		
26	Amount of line 20 Related to Energy Conservation Measures	8,500.00	237,000.00		

*Calvin Wiley Davis*

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of Savannah</b>		<b>Capital Fund Program No: GA06P00250103</b>				<b>2003</b>		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHA WIDE All 12 Neighborhoods</b>	<b>1406 Operations All 12 Neighborhoods</b>	1406	All	12,000.00	0.00	0.00		
	Assistant Dir. Facilities Management	1410	All	100,000.00	94,709.71	94,709.71	94,709.71	
	Facilities Management Inspectors							
	Capital Fund Coordinator							
	Administrative Assistant							
	Fringe Benefits	1410	All	37,750.00	31,029.67	31,029.67	31,029.67	
	Site improvements (flowers and lawn care)	1450	All	210,000.00	199,624.79	199,624.79	199,624.79	
	Vacant Unit Rehab	1460	130	270,551.00	270,551.00	270,551.00	270,551.00	
	Graffiti Removal	1460	All	25,090.00	25,638.45	25,638.45	25,638.45	
Entrance Lock / A/C Brackets	1460	625	10,000.00	3,784.00	3,784.00	3,784.00		
Computer upgrade Facilities Management	1475	All	50,431.00	51,771.96	51,771.96	51,771.96		
Contingency Funds for all Contracts	1502	All	0.00	0.00	0.00			
<b>PHA WIDE All 12 Neighborhoods</b>	<b>Subtotal</b>			<b>715,822.00</b>	<b>677,109.58</b>	<b>677,109.58</b>	<b>677,109.58</b>	
<b>Fellwood Homes GA06P002001</b>	Demolition	1485	Partial	248,382.00	488,159.70	488,159.70	488,159.70	
	Relocation of Residents	1495		1,500.00	0.00	0.00		
	<b>Subtotal</b>			<b>249,882.00</b>	<b>488,159.70</b>	<b>488,159.70</b>	<b>488,159.70</b>	
<b>Yamacraw Village GA06P002002</b>	Additional Site Lighting	1450		5,000.00	0.00	0.00		
	Fascia - Rear Porch Replacement							
	Bat Removal & HVAC Upgrade	1460		1,050,000.00	911,700.90	911,700.90	911,700.90	
	Administration/health clinic building repairs	1470		23,808.00	23,808.00	23,808.00	23,808.00	
	<b>Subtotal</b>			<b>1,078,808.00</b>	<b>935,508.90</b>	<b>935,508.90</b>	<b>935,508.90</b>	

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number <b>Capital Fund Program No: GA06P00250103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Fred Wessels GA06P002004</b>	Administration	1410		60,000.00	27,716.06	27,716.06	27,716.06	
	Fringe Benefits	1410		26,500.00	14,070.12	14,070.12	14,070.12	
	Central Office HVAC System	1470		25,000.00	15,675.00	15,675.00	15,675.00	
<b>Subtotal</b>				<b>111,500.00</b>	<b>57,461.18</b>	<b>57,461.18</b>	<b>57,461.18</b>	
<b>Fellwood Homes Annex GA06P002005</b>	Demolition	1485	Partial	175,000.00	353,494.96	353,494.96	353,494.96	
	Relocation of Residents	1495		2,500.00	0.00	0.00	0.00	
<b>Subtotal</b>				<b>177,500.00</b>	<b>353,494.96</b>	<b>353,494.96</b>	<b>353,494.96</b>	
<b>Hitch Village GA06P002007</b>	Edge sidewalks & curbs	1450		14,000.00	14,051.01	14,051.01	14,051.01	
	Trim hedges & bushes	1450		2,750.00	0.00	0.00	0.00	
	Plant flowers	1450		1,168.00	0.00	0.00	0.00	
	Gas conversion-sediment trap install	1460		18,225.00	16,425.00	16,425.00	16,425.00	
<b>Subtotal</b>				<b>36,143.00</b>	<b>30,476.01</b>	<b>30,476.01</b>	<b>30,476.01</b>	
<b>Kayton Homes GA06P002010</b>	Administration	1410		30,000.00	30,000.00	30,000.00	30,000.00	
	Fringe Benefits	1410		14,000.00	12,847.17	12,847.17	12,847.17	
	Repair sidewalk	1450		5,000.00	0.00	0.00	0.00	
	Roofing	1460		3,500.00	0.00	0.00	0.00	
<b>Subtotal</b>				<b>52,500.00</b>	<b>42,847.17</b>	<b>42,847.17</b>	<b>42,847.17</b>	
<b>Frazier Homes GA06P002011</b>	Administration	1410		25,000.00	25,000.00	25,000.00	25,000.00	
	Fringe Benefits	1410		14,000.00	10,716.54	10,716.54	10,716.54	
	A&E fees	1430		50,000.00	210,502.58	210,502.58	210,502.58	
	Playground	1450		45,000.00	0.00	0.00	0.00	
	Roofing	1460		5,000.00	0.00	0.00	0.00	
	Demo breezeways & add front porches water head	1460		302,591.00	77,112.80	77,112.80	77,112.80	
<b>Subtotal</b>				<b>441,591.00</b>	<b>323,331.92</b>	<b>323,331.92</b>	<b>323,331.92</b>	

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

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

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

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

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06P00250103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Blackshear Homes GA06P002013</b>	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	All changes or revisions to this budget has been approved through the annual plan process.
<b>Patterson Terrace GA06P002016</b>	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	
<b>Single Family Homes GA06P002017</b>	8/31/2005	9/16/2005	9/16/2005	9/16/2007	9/16/2007	9/16/2007	

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

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

Performance and Evaluation Report for Period Ending: 9/30/08    
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	309,899.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>309,899.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

*Gabe Wisely Hous.*

02/26/2009

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		309,899.00				
<b>GA026P002</b>	<b>Total</b>			<b>309,899.00</b>				

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

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

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

<b>PHA Name:</b> <b>Housing Authority of Savannah</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06R00250102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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- Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no:    )
- Performance and Evaluation Report for Period Ending: 9-30-08     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	366,756.00			
19	Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
<b>21</b>	<b>Amount of Annual Grant: (sum of lines.....)</b>	<b>366,756.00</b>			
22	Amount of line 20 Related to LBP Activities	0.00			
23	Amount of line 20 Related to Section 504 Compliance	0.00			
24	Amount of line 20 Related to Security - Soft Costs	0.00			
25	Amount of line 20 Related to Security - Hard Costs	0.00			
26	Amount of line 20 Related to Energy Conservation Measures	0.00			

*Gabe Wesley Dan.*

02/26/2009

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>GA026P002</b>	Replacement Housing Funds	1499		366,756.00				
<b>GA026P002</b>	<b>Total</b>			<b>366,756.00</b>				

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

PHA Name: <b>Housing Authority of Savannah</b>		Grant Type and Number Capital Fund Program No: <b>GA06R00250102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>GA06P002</b>	5/30/2004			5/30/2007			According to Approved Replacement Plan

<b>Part I: Summary</b>						
PHA Name/Number <b>Housing Authority of Savannah/GA002</b>		Locality (City/County/State) <b>Savannah/Chatham/Georgia</b>			Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 2
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	273,841.50	2,273,841.50	2,273,841.50	2,273,841.50
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		324,834.50	324,834.50	324,834.50	324,834.50
F.	Other					
G.	Operations		649,669.00	649,669.00	649,669.00	649,669.00
H.	Demolition		2,000,000.00			
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		3,248,345.00	3,248,345.00	3,248,345.00	3,248,345.00
L.	Total Non-CFP Funds					
M.	Grand Total		<b>3,248,345.00</b>	<b>3,248,345.00</b>	<b>3,248,345.00</b>	<b>3,248,345.00</b>

<b>Part I: Summary (Continuation)</b>							
PHA Name/Number			Locality (City/County/State)			<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 2
Housing Authority of Savannah/GA002			Savannah/Chatham/Georgia				
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
		Annual Statement					
	PHA Wide (GA002)						
	Operations		649,669.00	649,669.00	649,669.00	649,669.00	
	Administration		324,834.50	324,834.50	324,834.50	324,834.50	
					15,000.00		
	GA002000001		2,000,000.00				
	Hitch Village						
	GA002000001				897,000.00	1,421,458.50	
	Wessels Homes						
	GA002000002					99,200.00	
	Kayton Homes						
	GA002000002				900,000.00	134,200.00	
	Frazier Homes						
	GA002000003			1,198,000.00		58,096.50	
	Patterson Terrace						
	GA002000003		273,841.50	331,841.50		32,345.00	
	Single Family Homes						
	GA002000004			543,000.00		175,000.00	
	Stillwell Towers						
	GA002000005			201,000.00		150,000.00	
	Blackshear Homes						
	GA002000006				461,841.50	203,541.50	
	Yamacraw Village						



