

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>ALBANY HOUSING AUTHORITY</u> PHA Code: <u>GA023</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1125</u> Number of HCV units: <u>61</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Utility Allowances, Demolition Application (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the 5-Year and Annual PHA Plan for the Albany Housing Authority are available at the following locations: 521 Pine Avenue; 715 Society Avenue; 921 Cherry Avenue; 401 Flint Avenue; 630 Tulsa Lane; and 526 Landings Lane				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> The Albany housing Authority has made application for the demolition of two buildings consisting of eight units of public housing in Thronateeska Homes, GA 23-1. The units identified for demolition are 700,702, 704, 706, 726, 728, 730 and 732 Society, Avenue, Albany, GA., each unit is approximately 788 square feet The demolition is part of an effort to revitalize the existing property by reducing density, providing off street parking and the installation of fencing to create a gated community with controlled access to the parking areas that will be monitored by security cameras. The property has been the subject of drug and gang activity and the current configuration of the site limits the ability of management and law enforcement to impact criminal activity. Demolition of these units is expected to take place during the summer of 2009.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachments A, B, C, D				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attachment E.				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>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.</p> <p>The Consolidated Plan indicated that 26% of families with housing needs are 30% below the average median income for Dougherty county, Georgia; 26% of families are more than 30% of median income but less than 50% of the average median income; 33% of families needing affordable housing are more than 50% of the average median income but less than 80% of median income with 15% of the elderly needing affordable housing.</p> <p>For all family types, affordability and quality present the major problems to acquiring housing; size is second followed by supply, accessibility and location. The greatest obstacles identified by families with disabilities are affordability, supply and accessibility.</p>
9.1	<p>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.</p> <p>Presently, there is no new funding for construction. The Albany Housing Authority is currently negotiating with the City of Albany to manage 233 units of city owned property that will house families in the jurisdiction and families on the PHA's waiting list.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>Goal: Expand the supply of assisted housing. Because HUD has not provided funding for new public housing units or for additional vouchers, the Albany Housing Authority has not been able to utilize these traditional sources to expand the supply of assisted housing. The PHA has worked with a local non profit entity to construct 28 units of assisted housing for the elderly and with an additional 24 units ready to begin development in 2009. Albany Housing Authority has also been diligent in reducing vacancies of our existing public housing and has consistently maintained a vacancy rate during 2009 below 3%.</p> <p>Goal: Improve the quality of assisted housing. Through the use of Capital Fund Grants, Albany Housing Authority has been steadily improving the quality of its housing stock. Significant improvements include: the installation of air conditioning in five developments, leaving only four developments remaining without air conditioning; kitchen and bathroom remodeling in seven developments; replacement of ranges and refrigerators in three developments; replacement of water heaters in two developments, installation of security fencing in two developments; the installation of energy efficient windows in two developments, and the installation of energy saving lighting in one development.</p> <p>Goal: Provide an improved living environment: The Ashley Riverside development provides a true mixed income opportunity with both market rate and public housing assisted residents residing together.</p> <p>Goal: Promote self-sufficiency and asset development of assisted households. Partially as a result of the Authority's preference for applicants who are working, 44% of non-elderly families report employment income as their major source of income. Only 1% of our families rely on TANF (welfare) as their primary source of income. The Albany Housing Authority has partnered with the Council on Aging to bring a meals program to our elderly who reside in the Hudson Malone Towers.</p> <p>Goal: Ensure equal opportunity and affirmatively further fair housing. The Albany Housing Authority continues to operate its housing program in a manner that promotes access to housing regardless of race, disability, color, religion, national origin, sex, or familial status.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition for Substantial Deviation and Significant Amendment or Modification</p> <ol style="list-style-type: none"> <u>1.</u> A change to a development account number on the capital fund program in excess of the greater of 10% of the grant amount or \$100,000. <u>2.</u> A change in the selection preferences for admission.
11.0	<p>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.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Part I: Summary		
PHA Name: Housing Authority of the City of Albany (GA023)	Grant Type and Number Capital Fund Program Grant No: GA06P02350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
ATTACHMENT A		

Type of Grant
 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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	209,485			
3	1408 Management Improvements	30,000			
4	1410 Administration (may not exceed 10% of line 21)	157,727			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	146,749			
8	1440 Site Acquisition				
9	1450 Site Improvement	118,000			
10	1460 Dwelling Structures	860,907			
11	1465.1 Dwelling Equipment—Nonexpendable	14,400			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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, 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					
PHA Name: Housing Authority of the City of Albany (GA023)		Grant Type and Number Capital Fund Program Grant No: GA06P02350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,577,268			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	69,800			
25	Amount of line 20 Related to Energy Conservation Measures	520,000			
Signature of Executive Director 		Date 8/18/09	Signature of Public Housing Director		Date

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.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Albany (GA023)		Grant Type and Number Capital Fund Program Grant No: GA06P02350109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
ATTACHMENT A								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA023000001	Paint/cover bldg. exterior at 23-1	1460	32	28,707				
McIntosh	Install clothes dryers at 23-1	1465	32	14,400				
	Replace windows at 23-2	1460	56	150,000				
	Replace exterior doors at 23-2	1460	56	44,800				
	Install columns and railings at 23-2	1460	56	56,000				
	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-2	1450	NA	30,000				
	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-3	1450	NA	58,000				
	Add air conditioning at 23-3	1460	63	115,349				
GA023000002	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-4	1450	NA	30,000				
Holley	Replace interior doors at 23-4	1460	125	75,000				
	Replace water heaters at 23-6	1460	100	35,000				
GA023000003	Replace heat pumps at 23-7	1460	7	8,400				
Hudson Malone	Replace heat pumps at 23-10	1460	12	12,000				
	Replace doors at 23-13	1460	12	24,000				
GA023000004	Repair/expand parking at office at 23-8	1450	1	15,000				
Dennis	Replace interior doors at 23-8	1460	77	20,000				

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: Housing Authority of the City of Albany (GA023)			Grant Type and Number Capital Fund Program Grant No: GA06P02350109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
ATTACHMENT A								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA023000004 (cont'd)	Replace doors at 23-9	1460	31	17,000				
	Replace doors at 23-13	1460	5	5,000				
GA023000005	Replace interior doors at 23-11	1460	75	55,000				
	Replace windows at 23-11	1460	75	199,651				
PHA wide	Staff training and travel	1408		20,000				
	Computer software	1408		10,000				
	Computer hardware	1475		20,000				
	Maintenance vehicle	1475		20,000				
	Administration	1410		157,727				
	Architectural and Engineering	1430		93,280				
	Inspection costs	1430		53,469				
	Operations	1406		209,485				
	TOTAL			1,577,268				

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.

ATTACHMENT B

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA ATTACHMENT B		Grant Type and Number Capital Fund Program Grant No: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	209,485	209,485		
3	1408 Management Improvements	30,000	30,000		
4	1410 Administration (may not exceed 10% of line 21)	157,727	157,727		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	146,749	146,749	93,280	27,292.50
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000	218,750		
10	1460 Dwelling Structures	794,050	736,968		
11	1465.1 Dwelling Equipment—Nonexpendable	93,750	30,000		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	45,507	47,589	22,082	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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, 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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA	Grant Type and Number Capital Fund Program Grant No: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008
---	--	--

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: I)

Performance and Evaluation Report for Period Ending: 3/31/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,577,268	1,577,268	115,362	27,292.50
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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	787,800	656,968		

Signature of Executive Director	Date 6/23/2009	Signature of Public Housing Director	Date
---------------------------------	----------------	--------------------------------------	------

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.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 MCINTOSH								
23-1	DEMOLITION OF 8 UNITS	1460	8	60,000	60,000			A&E DESIGN
	SITE IMPROVEMENTS	1450		100,000	218,750			A&E DESIGN
23-2	ADD AC	1460	56	150,000	277,918			A&E DESIGN
23-3	RANGES AND REFRIGERATORS	1465.1	125	93,750	0			MOVED
	INSTALL TV JACKS	1460	125	0	25,000			SCHEDULED
AMP 3 HUDSON MA								
23-7	REPLACE HEAT PUMPS	1465	20	15,000	15,000			SCHEDULED
23-10	REPLACE HEAT PUMPS	1465	20	15,000	15,000			SCHEDULED
AMP 4								
23-8	ADD AC	1460	77	349,050	349,050			A&E DESIGN
AMP 5								
23-14	REPLACE HVAC ADD AC	1460	30	180,000	0			MOVED
PHA WIDE								
	STAFF TRAINING AND TRAVEL	1408	20,000	20,000				SCHEDULED
	COMPUTER SOFTWARE	1408	10,000	10,000				SCHEDULED

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: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	COMPUTER HARDWARE	1475		20,000	20,000			SCHEDULED
	MAINTENANCE VEHICLE	1475	1	20,000	20,000	22,082		CONTRACTED
	ADMINISTRATION	1410		157,727	157,727			UNDERWAY
	ARCHITECTURAL FEES	1430		93,280	93,280	93,280	27,292.50	UNDERWAY
	INSPECTION COSTS	1430		53,469	53,469			UNDERWAY
	REPLACE FLOOR TILES	1460	25	25,000	25,000			VACANCY
	COMMUNITY ROOM EQUIP	1475		5,507	5,507			SCHEDULED
	OPERATIONS	1406		209,485	209,485			SCHEDULED

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.

ATTACHMENT C

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA		Grant Type and Number Capital Fund Program Grant No: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	35,000	35,000		
4	1410 Administration (may not exceed 10% of line 21)	162,228	162,228	162,228	148,709
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	147,636	167,921.40	38,781.41	35,331.23
8	1440 Site Acquisition				
9	1450 Site Improvement	151,995	4,561	4,561	4,561
10	1460 Dwelling Structures	978,425	1,032,409.16	999,939.63	558,910.51
11	1465.1 Dwelling Equipment—Nonexpendable	102,000	182,010.44	162,178	162,178
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	45,000	38,154	20,588	20,588
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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, 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	
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA	Grant Type and Number Capital Fund Program Grant No: GA069023501 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant:2007 FFY of Grant Approval: 2007.	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 3/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,622,284	1,622,284	1,388,276.04	930,277.74
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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	252,000	643,905.76	468,533.32	176,504.20

Signature of Executive Director <i>Russ Metz</i>	Date 6/23/2009	Signature of Public Housing Director	Date
---	----------------	--------------------------------------	------

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.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 MCINTOSH								
23-1	RANGES & REFRIGERATORS	1465	32	30,000	34,203	26,528	26,528	UNDERWAY
	ADD AC	1460	32	200,000	212,895.32	212,895.32	14,326.20	UNDERWAY
	REPLACE WINDOWS	1460	32	120,000	149,000	149,000	0	UNDERWAY
	SITE IMPROVEMENTS	1450	NA	136,995	0	0	0	MOVED
23-2	RANGES AND REFRIGERATORS	1465	56	42,000	34,236	34,236	34,236	COMPLETE
	ADD AC	1460	56	50,000	0	0	0	MOVED
	REPLACE CEILINGS	1460	12	25,000	6,250	0	0	ON VACANCY
	REMODEL BATHS	1460	56	56,000	73,708.56	54,029.03	54,209.03	UNDERWAY
23-3	STRIPE PARKING	1460	75	5,000	2,575	2,575	2,575	COMPLETE
	INSTALL TV AND TELEPHONE	1460	125	25,000	0	0	0	MOVED
	RANGES AND REFRIGERATORS	1465	125	0	91,846	91,846	91,846	COMPLETE
AMP 2 HOLLEY								
23-4	REPLACE KITCHEN CABINETS	1460	50	100,000	100,000	100,000	100,000	COMPLETE
	REMODEL BATHROOMS	1460	50	75,000	92,683.77	92,683.77	92,683.77	COMPLETE
23-6	KITCHEN REMODELING	1460	100	150,000	165,440.27	165,440.27	165,440.27	COMPLETE
	BATHROOM REMODELING	1460	100	129,420	129,426.24	129,426.24	129,426.24	COMPLETE
AMP 3 HUDSON MALONE								

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: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
23-10	REPLACE 20% HEAT PUMPS	1465	20	30,000	21,725.44	9,568	9,568	AS REQUIRED
	REMODEL CANOPY	1460	1	5,000	0	0	0	MOVED
	FIRE ALARM PANEL	1460	1	3005	3005	3005	3005	COMPLETE
AMP 4 DENNIS								
23-9	REPLACE CLOSET DOORS	1460	31	15,000	0	0	0	DELETE
AMP 5								
23-11	STRIPE PARKING LOT	1450	75	5,000	0	0	0	DELETE
23-12	STRIPE PARKING LOT	1450	50	5,000	1,986	1,986	1,986	COMPLETE
23-14	ADD AC	1460	30	0	100,000	93,460	0	UNDERWAY
								COMPLETE
PHA- WIDE	STAFF TRAINING	1408		20,000	20,000	0	0	SCHEDULED
	COMPUTER SOFTWARE	1408		15,000	15,000	0	0	SCHEDULED
	COMPUTER HARDWARE	1475		15,000	15,000	0	0	SCHEDULED
	MAINTENANCE VEHICLE	1475	1	20,000	20,588	20,588	20,588	COMPLETE
	ADMINISTRATION	1410		162,228	162,228	162,228	148,709	COMPLETE
	ARCHITECTURAL FEES	1430		94,167	121,452	38,781.41	35,331.23	UNDERWAY
	INSPECTION COSTS	1430		53,469	46,469.40	0	0	UNDERWAY
	REPLACE FLOOR TILE	1460	25	25,000	0	0	0	DELETED
	COMMUNITY ROOM EQUIP	1475		10,000	2,566	0	0	SCHEDULED
	OPERATIONS	1406		0	0	0	0	

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.

ATTACHMENT D

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

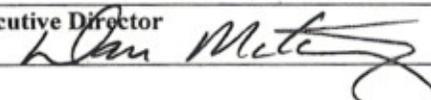
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA		Grant Type and Number Capital Fund Program Grant No: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	225,000	225,000	225,000	220,696.80
3	1408 Management Improvements	30,696.80	30,696.80	30,696.80	30,696.80
4	1410 Administration (may not exceed 10% of line 21)	147,848	147,848	147,848	147,848
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	168,499.38	168,499.38	168,499.38	156,825.55
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	903,595.44	903,595.44	903,595.44	903,589.21
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	46,524.38	46,524.38	46,524.38	46,524.38
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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, 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						
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA		Grant Type and Number Capital Fund Program Grant No: GA069023501 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,522,164	1,522,164	1,522,164	1,506,180.74	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
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	549,645	612,361.21	612,361.21	612,354.98	
Signature of Executive Director 		Date 6/23/2009		Signature of Public Housing Director Date		

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.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 MCINTOSH								
23-1	ADD AC	1460	32					MOVED
	REPLACE WINDOWS	1460	32					MOVED
23-2	CEILING REPAIR	1460	12					MOVED
23-3	INSTALL TV JACKS	1460	125					MOVED
AMP 2 HOLLEY								
23-4	REPLACE KITCHEN CABINETS/FIXT	1460	125	89,824	89,824	89,824	89,824	COMPLETE
	REMODEL BATHS	1460	125	75,000	75,000	75,000	75,000	COMPLETE
23-6	ADD AC	1460	100	612,361.21	612,361.21	612,361.21	612,354.98	UNDERWAY
AMP 3 HUDSON MA								
23-10	REMODEL CANOPY/HEAT PUMPS	1460	95					MOVED
23-13	REPLACE KITCHEN CABINETS/BATHS/FIXTURES	1460	16	43,598.23	43,598.23	43,598.23	43,598.23	COMPLETE
AMP 4 DENNIS								
23-9	REPLACE CLOSET DOORS	1460	31					MOVED

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: HOUSING AUTHORITY OF THE CITY OF ALBANY, GA			Grant Type and Number Capital Fund Program Grant No: GA06P023501 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 5 LANE LANDINGS								
23-12	INSTALL FENCING	1450	1					MOVED
	ADD SIDING	1460	50	67,812	67,812	67,812	67,812	COMPLETE
	REPLACE SCREEN DOORS	1460	50	15,000	15,000	15,000	15,000	COMPLETE
PHA WIDE								
	STAFF TRAINING AND TRAVEL	1408	NA	20,000	20,864.56	20,864.56	20,864.56	COMPLETE
	COMPUTER SOFTWARE	1408	NA	10,696.80	9,832.24	9,832.24	9,832.24	COMPLETE
	COMPUTER HARDWARE	1475	NA	30,000	30,000	30,000	30,000	COMPLETE
	MAINTENANCE VEHICLE	1475	1	16,524.38	16,524.38	16,524.38	16,524.38	COMPLETE
	ADMINISTRATION	1410	NA	147,848	147,848	147,848	147,848	COMPLETE
	ARCHITECTURAL FEES	1430	NA	78,499.38	78,499.38	78,499.38	78,499.38	COMPLETE
	INSPECTION COSTS	1430	NA	90,000	90,000	90,000	78,326.17	UNDERWAY
	REPLACE FLOOR TILE	1460						MOVED
	COMMUNITY ROOM FURNITURE	1475						MOVED
	OPERATIONS	1406	NA	225,000	225,000	225,000	220,696.80	UNDERWAY
	TOTAL			1,522,164	1,522,164	1,522,164	1,506,180.74	

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.

ATTACHMENT E

Part I: Summary						
PHA Name/Number: Albany Housing Authority GA023		Albany, Dougherty County, Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name: GA023000001 GA023000002 GA023000003 GA023000004 GA023000005		Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	993,307	913,307	963,307	993,307
C.	Management Improvements		30,000	30,000	30,000	30,000
D.	PHA-Wide Non-dwelling Structures and Equipment		40,000	65,000	40,000	40,000
E.	Administration		157,727	157,727	157,727	157,727
F.	Other(architect & inspection, site improvement)		146,749	201,749	176,749	146,749
G.	Operations		209,485	209,485	209,485	209,485
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,577,268	1,577,268	1,577,268	1,577,268
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	GA023000001 O.B. Hines Replace windows	56	160,000	GA023000001 Thronateeska replace water heaters	40	14,400
Annual	GA023000001 McIntosh – Remodel bathrooms		25,000	GA023000001 Thronateeska paint exterior		10,000
Statement	GA023000001 McIntosh – Add AC		315,000	GA023000001 O.B. Hines replace interior doors	56	56,000
	GA023000003 Golden Age – Replace interior doors	66	75,000	GA023000001 McIntosh replace interior doors		10,000
	GA023000003 Malone Towers – replace doors	99	75,000	GA023000001 McIntosh bathroom remodeling		25,000
	GA023000003 Malone Towers toilets		19,000	GA023000001 McIntosh Add AC		215,000
	GA023000004 Holman replace ranges & refrigerators		24,000	GA023000001 McIntosh replace windows		125,000
	GA023000004 Dennis Homes – replace windows		54,000	GA023000001 McIntosh replace water heaters		43,750
	GA023000004 Holman replace interior doors		24,000	GA023000002 Holley replace resilient flooring		10,000
	GA023000004 Grover Cross replace windows		56,000	GA023000002 William Binns replace resilient flooring		10,000
	GA023000004 Sherman Oaks – replace ranges & refrigerators	29	21,750	GA023000003 Golden Age replace bath fixtures/toilets		25,000

Capital Fund Program—Five-Year Action Plan

Work Statement for Year 2 - FFY: 2010

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Work Statement for Year 3 - FFY 2011

	GA023000004 Sherman Oaks – replace water heaters	29	10,150	GA023000003 Golden Age replace roofs	32,000
	GA023000005 Lipsey replace exterior doors	75	50,000	GA023000003 Golden Age replace windows	20,000
	GA023000005 Wetherbee replace kitchen cabinets	30	60,000	GA023000004 Dennis Homes replace windows	254,000
	GA023000005 Brierwood replace ranges & refrigerators	23	16,357	GA023000004 Holman replace water heaters	11,200
	GA023000005 Brierwood replace water heaters	23	8,050	GA023000004 Grover Cross replace flooring	8,000
	PHA wide – training, travel, computer, administration, architect fees, inspections, replace floor tiles as needed, community room equipment		583,961	GA023000004 Sherman Oaks replace Base cabinets	29,000
				GA023000005 Lipsey replace exterior doors	25,000
				GA023000005 Lipsey replace flooring	10,000
				GA023000005 Lipsey replace playground equipment	30,000
				GA023000005 Pate replace floor tiles & doors	120,357
				GA023000005 Pate site improvement	50,000

Capital Fund Program—Five-Year Action Plan

FFY: 2010

FFY: 2011

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

			GA023000005 Wetherbee Replace windows & interior doors	75,000
			PHA wide – training, travel, computer, administration, architect fees, inspections, replace floor tiles as needed, community room equipment	368,561
	Subtotal of Estimated Cost	\$1,577,268	Subtotal of Estimated Cost	\$1,577,268

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2012			Work Statement for Year: 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	GA023000001 Thronateeska replace interior & exterior doors		60,000	GA023000001 Thronateeska install low flush toilets	125	10,000
Annual	GA023000002 Holley Add AC		40,000	GA023000001 O.B. Hines install low flush toilets	125	10,000
Statement	GA023000002 Holley replace windows		257,557	GA023000001 McIntosh replace resilient flooring	125	200,000
	GA023000003 Malone replace windows		142,500	GA023000001 McIntosh install low flush toilets	125	10,000
	GA023000003 Malone replace ranges & refrigerators		21,250	GA023000002 Holley Add AC	125	525,000
	GA023000003 Malone replace carpet		20,000	GA023000002 Holley install low flush toilets	125	10,000
	GA023000003 Malone replace roof		100,000	GA023000002 William Binns install window blinds	100	10,000
	GA023000003 Grover Cross remodel bathrooms		32,000	GA023000002 William Binns install additional TV jacks		25,000
	GA023000004 Dennis Homes replace resilient flooring		20,000	GA023000002 William Binns install low flush toilets		10,000
	GA023000004 Holman replace resilient flooring		34,000	GA023000003 Golden Age install low flush toilets		10,000

Capital Fund Program—Five-Year Action Plan

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

Work statement for year 4; FFY: 2012

Work statement for year 5; FFY: 2013

	GA023000004 Holman install high toilets		30,000	GA023000003 Malone Towers install low flush toilets		10,000
	GA023000005 Lipsev site improvement		30,000	GA023000003 Malone replace heat pumps with v-tac units		143,307
	GA023000005 Pate replace doors		50,000	GA023000004 Dennis Homes install low flush toilets		10,000
	GA023000005 Pate remodel bathrooms		50,000	GA023000004 Holman install low flush toilets		10,000
	GA023000005 Wetherbee replace resilient flooring		60,000			
	GA023000005 Brierwood replace kitchen cabinets		46,000			
	PHA wide – training, travel, computer, administration, architect fees, inspections, replace floor tiles as needed, community room equipment		583,961	PHA wide – training, travel, computer, administration, architect fees, inspections, replace floor tiles as needed, community room equipment		583,961
	Subtotal of Estimated Cost		\$1,577,268	Subtotal of Estimated Cost		\$1,577,268

**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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/2009, 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 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 the 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 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.

ALBANY HOUSING AUTHORITY

GA023

PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 2009 - 2010

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

Paul Lipsey, Jr.

Title

Chairman of the Board of Commissioners

Signature

Date

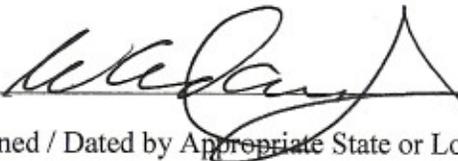
July 28, 2009

**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, Willie Adams, Jr. the Mayor of the City of Albany certify that the Five Year and
Annual PHA Plan of the Albany Housing Authority is consistent with the Consolidated Plan of
City of Albany, Georgia prepared pursuant to 24 CFR Part 91.

 7-27-2009
Signed / Dated by Appropriate State or Local Official

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2nd	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. 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: DAN MCCARTHY Title: EXECUTIVE DIRECTOR Telephone No.: 229-434-4500 Date: 7/29/2009	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Albany Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

Dan McCarthy

Title

Executive Director

Signature



Date (mm/dd/yyyy)

07/29/2009

Previous edition is obsolete

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

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Albany Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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.)

See attached sheets.

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

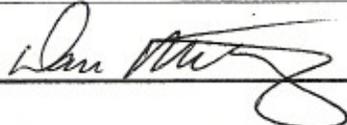
Dan McCarthy

Title

Executive Director

Signature

X



Date

7/29/2009

GA023 ALBANY HOUSING AUTHORITY

**Attachment to Form 50070
Sites for Work Performance**

All properties are located in Albany, Dougherty County, GA

GA023000001

602 – 624 Stadium Dr. (even numbers)
715 – 725 Tift Avenue (odd numbers)
613 – 623 North Davis Street (odd numbers)
412 – 508 North Davis Street (even numbers)
617 – 663 Residence Avenue (odd & even numbers)
618 – 624 North Davis Street (even numbers)
700 – 706 North Davis Street (even numbers)
617 – 624 North Madison Street (odd & even numbers)
700 – 706 North Madison Street (odd & even numbers)
522 – 687 Society Avenue (odd & even numbers)

GA023000002

901 – 941 Cherry Avenue (odd & even numbers)
900 – 1014 S. Cleveland Street (even numbers)
900 – 958 Corn Avenue (even numbers)
901 – 1015 S. Harding Street (odd numbers)
901 – 963 Holloway Avenue (odd numbers)
718-A – 724-B Whitney Avenue (even numbers)
400-A – 410-B S. Van Buren Street (even numbers)
407-B S. Van Buren Street
502-A – 512-B S. Van Buren Street (even numbers)
600-A – 602-B S. Van Buren Street (even numbers)
401-A – 415-B McKinley Street (odd numbers)
501-A – 515-B McKinley Street (odd numbers)
601-A – 607-B McKinley Street (odd numbers)
714-A – 721-B Lincoln Avenue (odd & even numbers)
715-A – 721-B Gordon Avenue (odd numbers)

GA023000003

600-613 North Davis Street (odd & even numbers)
601 – 611 North Madison Street (odd numbers)
601 – 699 Tift Avenue (odd numbers)
401 Flint Avenue
205 – 227 Tift Avenue (odd numbers)

GA023 ALBANY HOUSING AUTHORITY

GA023000004

504 – 1610 Newton Road (even numbers)
631 – 646 Tulsa Lane (odd & even numbers)
636 – 640 Jeffries (even numbers)
600 – 1819 Gadsen Drive (odd & even numbers)
2128 West Gordon Avenue
1106 – 1112 Colquitt Avenue (odd & even numbers)

GA023000005

100 – 134 Whittlesey Court (odd & even numbers)
1800 – 1819 Wetherbee Circle (odd & even numbers)
1800 – 1826 Seay Court (odd & even numbers)