



housing to persons with all varieties of disabilities regardless of unit size required. Access to assisted housing will be provided regardless of race, color, religion national origin, sex, familial status, and disability. This will be accomplished by providing a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability and by ensuring accessible housing to persons with all varieties of disabilities regardless of unit size required. The GHA will prohibit discrimination in any manner.

The GHA continues to recognize the importance of the Violence Against Women Act, has incorporated all goals and objectives recommended by HUD, and is utilizing documents provided by HUD. This will remain a goal of the Housing Authority and every effort to insure full compliance with this Act will be made.

With respect to goals and objectives established in the previous 5-Year Plan and subsequent Annual Plans that followed, the GHA remains successful and continues to meet goals and objectives according to the most recent PHAS assessment. In addition, all Capital Fund Program monies have been obligated and expended in a timely manner with the GHA having the 2007, 2008 and 2009 program years, including 2009 Stimulus funding, currently open.

**6.0 PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following elements have been revised by the GHA since the last Annual Plan submission:

- Performance and Evaluation Reports for all open grants are provided at Attachment A to the Plan as requested under 8.1 of this template. In addition, Demolition/Disposition Plans for work at Hollis Circle Apartments and Washington Apartments is also included at this Attachment.
- Members of the Resident Advisory Board have been updated with no comments provided for incorporation into this year's Plan update.
- The most recent operating budget has been updated with FYE 3/31/2010. A copy of this budget may be viewed at Attachment I of the Plan.
- The Flat Rent Schedule has been updated effective 10/1/2009.
- The Financial Audit has been completed for FYE 3/31/2008 and is provided at Attachment Q of the Plan.
- Information related to the most current PHAS for the GHA is available at Attachment L to the Plan. At this time the 2007 PHAS report remains the most recent report available.
- Information related to the Policy Governing VAWA is available for review at Attachment R. This policy will support and increase safety and crime prevention efforts by the GHA.
- Furthermore, the newest addition to the standard certifications submitted to HUD each year is a Civil Rights Certification (see Attachment B of the Plan) certifying that the GHA "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."

	<p>(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.</p> <p>A copy of the 5-Year and Annual Plan may be viewed at the main administrative office located at 394 Pinehurst Drive.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The GHA applied for emergency funding through the Washington DC HUD office in 2006 and 2008 for Hollis Circle Apartments and Washington Apartments. Sixteen units at Hollis Circle Apartments are scheduled for repair/replacement for foundation failure and 11 units at Washington Apartments are scheduled for repair/replacement for foundation failure. In February 2009 the GHA was awarded \$2.5 million for repair/replacement at Hollis Circle Apartments and Washington Apartments. This development is a scattered site with 22 units at Hollis Circle (94-3A) and 20 units at Washington Apartments (94-3B). Due to imposed time constraints which include the Housing Authority having to have all monies obligated by February 2010 and all monies spent by February 2011, the GHA chose to demolish and rebuild a total of only 5 units. These units include 3 at Hollis Circle Apartments and 2 at Washington Apartments.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.</p> <p>The original, unapproved report for 2010 and P&amp;E reports for 2009-Stimulus, 2009, 2008, and 2007-Emergency funding are submitted with this Plan.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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.</p> <p>This information is submitted with this Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" 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><b>Housing Needs.</b> 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>According to the 2000 U.S. Census of Housing, there are 816 year-round housing units in Georgiana of which 687 (84.19%) are occupied with another 129 (15.81%) units reported as vacant. Vacant units consisted of 21 units for rent, 21 for sale, and 87 units described as “other.”</p> <p>The table that follows summarizes the overall housing stock of the City of Georgiana based on the 2000 Census. Information reported documents the number of units by structure type based on owner occupied and renter occupied units, including a breakdown by race of the householders. A windshield survey conducted in the City also reports the quality and condition of the overall housing stock, which shows that approximately 40% of the housing stock is in need of some type of repair, whether that be minor all the way to dilapidated and needing demolition and/or removal.</p>

	# Houses	% of Total	# Persons	Avg # PPH		# Houses	% of Total	# Persons	Avg # PPH
<b>Owner Occupied</b>	454	55.64%	1,107	2.43	<b>Renter Occupied</b>	233	28.55%	502	2.15
<b>By Race</b>					<b>By Race</b>				
White	198	43.61%			White	77	33.00%		
Black	254	56.00%			Black	151	65.00%		
Other	2	0.44%			Other	5	2.15%		
<b>By Structure Type</b>					<b>By Structure Type</b>				
1-detached	319	70.26%			1-detached	93	39.91%		
1-attached	4	0.90%			1-attached	20	8.58%		
2 Units	2	0.44%			2 Units	46	20.00%		
3 or 4 Units	2	0.44%			3 or 4 Units	22	9.44%		
5 or more Units	2	0.44%			5 or more Units	26	11.16%		
Mobile Home	125	27.53%			Mobile Home	26	11.16%		
Other	0	0.00%			Other	0	0.00%		
<b>Occupied Total (Owner and Rental)</b>	687	84.19%	1,609		2.34				
Vacant Total	129	15.81%							
Total # Housing Units	816	100.00%							
<b>VACANT HOUSING INFORMATION</b>					<b>CONDITION OF HOUSING <sup>1</sup></b>				
	# Houses	% of Vacant Total				# Houses	% of Vacant Total		
Vacant for rent	21	16.28%			Sound	482	59.12%		
Vacant for sale	21	16.28%			Minor Repair	222	27.22%		
Vacant other	87	67.44%			Deteriorating	82	10.10%		
Vacant Total	129	100.00%			Dilapidated	30	3.61%		

<sup>1</sup> Based on a windshield survey conducted in representative neighborhoods by Roth, McHugh & Associates, LLC with resulting percentages applied to the total housing stock.

Further analysis documents that the housing stock can generally be characterized as old, with approximately half (48.4%) of the housing units constructed prior to 1970. The median year of construction for housing stock is 1971. It is also noteworthy that the majority of units (509 or 62.4%) are single family detached, with some 24 (or 2.9%) single family attached, 21.08% (172 units) mobile homes, and another 111 multi-family units (13.6%).

According to the 2000 Census Low-Mod Data by Place provided by ADECA, approximately 1,192 persons or 68.62% of the 1,737 persons in Georgiana are considered to be low or moderate income. Members of these households generally lack sufficient resources to secure safe and sanitary housing. Accordingly, low- or moderate-income persons occupy most of the substandard housing units identified above. In addition, there are approximately 172 mobile homes in Georgiana, which represent 21.08% of all housing units. Many of these units are occupied by low- and moderate-income households and provide a viable housing alternative for these families.

Of the 652 households in Georgiana, 315 (48.3%) had household incomes of under \$20,000.00 per year, and of this number 198 (30.37%) were paying in excess of 25% of their annual household income for housing. The corresponding numbers for the State of Alabama are 1,737,385 households, of which 418,413 (24.08%) had household incomes of under \$20,000.00 per year, and

	<p>263,857 (15.2%) were paying in excess of 25% of annual income for housing costs. Georgiana is approximately twice as bad off as the State of Alabama as a whole.</p>
<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The GHA will continue to address housing needs as it has in the past and will pay special attention to severe deficiencies in some of the structures and continue to pursue funding for replacement as necessary. In addition, the GHA will work with available resources to transition vacant units as quickly as possible and believes this is the best way to meet existing housing needs. To address the shortage of affordable housing for eligible populations, the GHA will strive to maximize the number of affordable units available by reducing turnover time for vacated public housing units and by attempting to reduce the time to renovate those units. The GHA will also continue to participate in the Consolidated Plan development process to ensure coordination with broader community strategies.</p> <p>The adoption of rent policies to support and encourage work will help target families at or below 30% of the median income of the area. In addition, to target assistance to families at or below 50% of median income, the GHA will also employ admissions preferences aimed at families who are working. In addition to providing a sufficient number of accessible units, targeting assistance to families with disabilities will be accomplished by affirmatively marketing to local non-profit agencies that assist families of this nature.</p>
<p>10.0</p>	<p><b>Additional Information.</b> 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>As the GHA closes out the previous Five Year Plan period, and begins the 2010-2014 Five Year Plan period, the GHA continues to implement numerous initiatives that were originally aimed at better accomplishing its mission statement and meeting stated goals. Continuing under the direction of Susan Houston, the GHA remains in good administrative order and anticipates that FY 2010, along with years 2011-2014 will be as productive as has been seen in the past. After two previous attempts (2006 and 2008) to obtain emergency funding from HUD for demolition and reconstruction of unsuitable housing, the accomplishment of obtaining this funding in February 2009 is great.</p> <p>The Housing Authority continues to implement its capital fund programs in the timeliest fashion possible to improve the quality of housing available and at this time is on track with stated goals and timelines.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The GHA defines “substantial change” or “significant amendment” as a permanent change that 1) deletes a work category from the original 5-year budget, 2) includes a work category that was not included in the original 5-year budget, 3) adds non-emergency work items not included in the current Annual Statement or 5-Year Action Plan, 4) changes the use of replacement reserves under the Capital Fund, 5) adds new activities not included in the PHDEP Plan (if the PHA has such a Plan), 6) changes with regard to demolition or disposition, designation, homeownership programs or conversion activities, and 7) any changes to rent or admission policies or organization of the</p>

	<p>waiting list. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. The mere change of estimated cost or the change of work items from one Project to another is not defined as a "substantial change" for the purpose of this policy.</p> <p>A copy of the adopted "Policy Defining a Substantial Change in the Agency Plan" is attached with submission of this Plan.</p>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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. <b>NONE RECEIVED, THEREFORE NO ANALYSIS OF RECOMMENDATIONS NEEDED</b></li> <li>(g) Challenged Elements – <b>NONE</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>



**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

<b>Part I: Summary</b>						
PHA Name/Number Georgiana Housing Authority / AL094		Locality (City/County & State) Georgiana / Butler County / Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>AL094-1</b>	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	<b>Annual Statement</b>	94,404.13	90,503.65	91,783.86	93,092.20
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (Fees & Costs)		10,000.00	10,000.00	10,000.00	10,000.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		46,240.87	50,141.35	48,861.14	47,552.80
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		150,645.00	150,645.00	150,645.00	150,645.00

**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

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number Georgiana Housing Authority / AL094		Locality (City/County & State) Georgiana / Butler County / Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (Fees & Costs)					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					









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

<b>Part I: Summary</b>		
PHA Name: The Housing Authority of the City of Georgiana	Grant Type and Number Capital Fund Program Grant No: AL09-P094-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	93,437.84			
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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**

<b>PHA Name:</b> The Housing Authority of the City of Georgiana	<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-P094-501-10 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>
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**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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	47,207.16			
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)	150,645.00			
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				

Signature of Executive Director <i>Susan D. [Signature]</i>	Date <i>11/2/2010</i>	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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: The Housing Authority of the City of Georgiana	<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-S094-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 1/2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	17,162.00		17,162.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	173,524.00		173,524.00	
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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: The Housing Authority of the City of Georgiana	Grant Type and Number Capital Fund Program Grant No: AL09-S094-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:
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Type of Grant

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

Performance and Evaluation Report for Period Ending: 1/2010                     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	190,686.00		190,686.00	
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				

Signature of Executive Director <i>Susan Swartz</i>	Date 1/12/2010	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: The Housing Authority of the City of Georgiana				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	3/2010		3/2012		
94-1	3/2010		3/2012		

<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, 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  
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 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name: The Housing Authority of the City of Georgiana</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-P094-501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
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**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 1/2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	9,200.00		9,200.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	104,500.59		104,500.59	
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.I Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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**

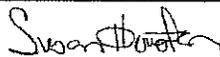
PHA Name: The Housing Authority of the City of Georgiana	Grant Type and Number Capital Fund Program Grant No: AL09-P094-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:
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Type of Grant

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

Performance and Evaluation Report for Period Ending: 1/2010                     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	48,181.41		48,181.41	
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)	161,882.00		161,882.00	
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				

Signature of Executive Director 	Date 1/12/2010	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Georgiana			Grant Type and Number Capital Fund Program Grant No: AL09-P094-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	A/E Fees	1430		9,200.00		9,200.00		
94-1	Modernization of units, including flooring, painting, kitchen retrofit, plumbing, electrical, central HVAC, window replacement, security window screens, interior and exterior door replacement, security door screens, washer/dryer connection, wall relocation, bath retrofit, hardware, trim, exterior vinyl, and roofing and lead-based paint abatement.	1460		104,500.59		104,500.59		
PHA-Wide	Bond Debt Service	1501		48,181.41		48,181.41		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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: The Housing Authority of the City of Georgiana	<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-P094-501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 1/2010     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	1,531.44		1,531.44	1,531.44
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	100,000.00		100,000.00	
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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: The Housing Authority of the City of Georgiana	Grant Type and Number Capital Fund Program Grant No: AL09-P094-501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:
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Type of Grant

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

Performance and Evaluation Report for Period Ending: 1/2010                     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	49,113.56		49,113.56	
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)	150,645.00		150,645.00	1,531.44
21	Amount of line 20 Related to LBP Activities	22,000.00		22,000.00	
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				

Signature of Executive Director <i>Susan Butler</i>	Date 1/12/2010	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: The Housing Authority of the City of Georgiana				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	9/2010		9/2012		
94-1	9/2010		9/2012		

<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, 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: The Housing Authority of the City of Georgiana	<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-E094-501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 1/2010     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	2,500.00		2,500.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	256,903.00		256,903.00	34,535.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,309,628.00		2,309,628.00	
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

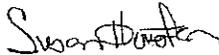
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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

<b>Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Georgiana		<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09-E094-501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval:	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	2,569,031.00		2,569,031.00	34,535.00
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				
<b>Signature of Executive Director</b> 		<b>Date</b> 1/12/2010		<b>Signature of Public Housing Director</b>  	
				<b>Date</b>  	

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





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: The Housing Authority of the City of Georgiana				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	3/2010		3/2011		
94-3A	3/2010		3/2011		
94-3B	3/2010		3/2011		

<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.



## **Policy Defining A Substantial Change In The Agency Plan**

### **HOUSING AUTHORITY OF GEORGIANA, AL**

The Housing Quality and Work Responsibility Act of 1998 requires that the Housing Authority notify the Resident Advisory Council, the Board of Commissioners and the U S Department of Housing and Urban Development of any "substantial change" or "significant amendment" in the Agency's Annual Plan and in the 5-Year Plan proposed modernization and capital improvement activities that have been preplanned.

As the 5-year modernization work items have been forecast as of October, 1999 and have been approved at the Public Meeting held and have been approved by the Commissioners of the Housing Authority for submission to HUD, the Housing Authority recognizes that conditions may change from time to time from the original work item forecast and from the original anticipated Project, that there may be need to change certain rent and admission policies, and that there may be need to change PHA programs and activities.

The Housing Authority recognizes that it has a duty and responsibility to the residents, to the Resident Advisory Council, to the Commissioners and to the public to notify them of any substantial change or significant amendment in the overall work item plan.

Therefore, the Housing Authority hereby defines "substantial change" or "significant amendment" as a permanent change that 1) deletes a work category from the original 5-year budget, 2) includes a work category that was not included in the original 5-year budget, 3) adds non-emergency work items not included in the current Annual Statement or 5-Year Action Plan, 4) changes the use of replacement reserves under the Capital Fund, 5) adds new activities not included in the PHDEP Plan (if the PHA has such a Plan), 6) changes with regard to demolition or disposition, designation, homeownership programs or conversion activities, and 7) any changes to rent or admission policies or organization of the waiting list. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. The mere change of estimated cost or the change of work items between one Project to another is not defined as a "substantial change" for the purpose of this policy.

The Executive Director is assigned the responsibility of making the required notification to all interested and affected parties, as well as the responsibility of notifying all interested and affected parties of any "substantial change" or "significant amendment" to the Annual Plan and the 5-Year Plan as well as notification to the public of any material change, that is not defined as a substantial change in the Agency Plans that, in his/her opinion, should be made known to the public as a good business practice.

Adopted this 22 day of September 1999.