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: ___Housing Authority of the City of Waynesboro_____ PHA Code: __GA 086___
PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): __07/2010___

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: ___387_____ Number of HCV units: ___0_____

3.0 Submission Type
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ 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	
				PH	HCV
PHA 1:					
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:
See Attached

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.
See Attached

6.0 PHA Plan Update

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

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.* **See Attached**

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. **See Attached**

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 *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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.

8.3 Capital Fund Financing Program (CFFP).
☐ 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.

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

9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** **See Attached**
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested**. See Attached** (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

5.0 Five-Year Plan

5.1 Mission Statement

The Housing Authority of the City of Waynesboro is dedicated to providing assistance for affordable, attractive and safe housing to extremely-low, very-low, and low-income families and self-sufficient opportunities for its residents.

5.2 Goals and Objectives

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☒ Other (list below)

Maintain a high occupancy rate.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☒ Other: (list below)

Maintain High Performing PHA status.

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

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

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

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

☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

The Waynesboro Housing Authority will continue to implement and enforce HUD regulation pertaining to public housing in a consistent manner.

Other PHA Goals and Objectives: (list below)

6.0 PHA Plan Update

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

The Financial Resources and Fiscal Audit have been revised since the submission of the FY2009 Agency Plan.

All other PHA Plan elements are also readily available to the public.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The FY2010-FY2014 Five-Year Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Housing Authority of the City of Waynesboro Main Office which is located at 500 East 6th Street in Waynesboro, Georgia.

2. Financial Resources

A table below lists the Housing Authority of the City of Waynesboro's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing and in Fiscal Year 2010.

Funding Source	Amount	Use
FY2010 PH Operating Fund	$1,047,080	Operations
FY2010 Capital Fund Program	$706,049	Modernization
FY2009 Capital Fund Program	$706,049	Modernization
Dwelling Rent	$567,000	Operations
Excess Utilities	$11,000	Operations
Interest	$20,000	Operations
Other Income	$15,000	Operations
Total	**$3,072,178**	

10. Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

1. Consolidated Plan jurisdiction: State of Georgia

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

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

   ☐ Other: (list below)

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

   The State of Georgia Consolidated Plan supports the Housing Authority of the City of Waynesboro's Agency Plan with the following Strategic Plan Priority:

   > To increase the number of Georgia's low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

11. Fiscal Audit

The Fiscal Audit for the year ended June 30, 2008 will be on display with the Agency Plan.

13. Violence Against Women Act (VAWA)

The Waynesboro Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Next, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

Lastly, all information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

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

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

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

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

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

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

(b) Demolition and/or Disposition

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

2. Activity Description

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

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

(c) Conversion of Public Housing

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

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

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

(d) Homeownership

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

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

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

(e) Project-Based Vouchers

The Housing Authority of the City of Waynesboro does not operate a Tenant-Based Section 8 Program. Therefore, this section of the Agency Plan is not applicable.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga086a01 – FY2010 CFP Annual Statement
ga086c01 – FY2009 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga086b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the WHA has no plans to use the Capital Fund Financing Program.

9.0 Housing Needs

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	283	5	5	5	3	4	3
Income >30% but <=50% of AMI	57	4	4	4	3	3	3
Income >50% but <80% of AMI	24	3	3	3	3	3	3
Elderly	107	4	4	4	3	2	3
Families with Disabilities	106	4	4	4	5	3	3
Black	344	4	4	3	3	3	3
White	44	3	3	3	3	3	3

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

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

9.1 Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.

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

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Results of consultation with residents and the Resident Advisory Board

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Waynesboro Housing Authority has completed a review of the current 5-Year Mission and Goals. This attachment is a progress report on how the Authority is faring in accomplishing the goals.

PHA Goal: Expand the supply of assisted housing

The Waynesboro Housing Authority continues to maintain a high occupancy rate throughout its developments.

PHA Goal: Improve the quality of assisted housing

To increase customer satisfaction:

- Training is provided to employees in all areas of the Authority on an as needed basis.
- The Authority continues to strive to identify community resources and sources of funding for programs to improve customer service and physical improvements.
- The Executive Director has implemented an operational system to ensure that all tasks are completed in an efficient manner.

The Capital Fund Program is used to enhance the housing stock. The WHA is currently providing interior renovations to the developments. A schedule of Capital Fund Program work items for the FY2010-2014 Five-Year Action Plan is located in Attachment ga086a01.

The Authority has again received High Performing PHA status for the most recent fiscal year.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

The Waynesboro Housing Authority continues to implement and enforce HUD regulation pertaining to public housing in a consistent manner.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

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

Significant Amendment or Modification to the Annual Plan:

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

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over $20,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) comments

There were no comments made by the Resident Advisory Board pertaining to the FY2010-FY2014 Five-Year Agency Plan and Annual Update.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

At this time, there are no challenges to any of the elements of the PHA's FY2010-FY2014 Five-Year Agency Plan.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

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

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

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

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

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

Part I: Summary

PHA Name: Housing Authority of the City of Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650110 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** **2010** **FFY of Grant Approval:** **2010**

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]				
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	$70,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$626,049.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$10,000.00			
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$706,049.00			
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				

Part I: Summary

PHA Name: Housing Authority of the City of Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650110 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

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**
	Signature of Executive Director **Date**		**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 undr 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 Waynesboro		**Grant Type and Number** Capital Fund Program Grant No: GA06P08650110 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2010**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Fees and Costs							
PHA Wide	Bidding and Construction Contract Administration Services	1430	LS	$70,000.00				
	Subtotal 1430			**$70,000.00**				
	Dwelling Structures							
GA086-1 (AMP-1)	Interior renovation to include: kitchen cabinets, plumbing, interior and exterior doors, new heating system, attic separation wall, new windows, water and dwv piping, electrical upgrades, bathroom fixtures, ceramic floor tile, fiberglass reinforced wall panel finish, asbestos abatement as needed, and new floor tile and paint throughout.	1460	12 units	$626,049.00				
	Subtotal 1460			**$626,049.00**				
	Relocation Costs							
GA086-1 (AMP-1)	Relocation Costs	1495.1	LS	$10,000.00				
	Subtotal 1495.1			**$10,000.00**				
	CFP Grant Total			**$706,049.00**				

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Waynesboro		**Grant Type and Number** Capital Fund Program Grant No: GA06P08650110 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2010**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	

[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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Waynesboro					**Federal FFY of Grant: 2010**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide 1430	12/31/2012		12/31/2014		
GA086-1 1460 (AMP-1)	12/31/2012		12/31/2014		
PHA Wide 1495.1	12/31/2012		12/31/2014		

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

Part I: Summary

PHA Name/Number: Waynesboro Housing Authority / GA086			Locality (Waynesboro/Burke Co.: Georgia)		☒**Original 5-Year Plan** ☐**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	$626,049.00	$626,049.00	$626,049.00	$426,049.00
C.	Management Improvements		$0.00	$0.00	$0.00	$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		$0.00	$0.00	$0.00	$200,000.00
E.	Administration		$70,000.00	$70,000.00	$70,000.00	$70,000.00
F.	Other		$10,000.00	$10,000.00	$10,000.00	$10,000.00
G.	Operations		$0.00	$0.00	$0.00	$0.00
H.	Demolition		$0.00	$0.00	$0.00	$0.00
I.	Development		$0.00	$0.00	$0.00	$0.00
J.	Capital Fund Financing – Debt Service		$0.00	$0.00	$0.00	$0.00
K.	Total CFP Funds		$706,049.00	$706,049.00	$706,049.00	$706,049.00
L.	Total Non-CFP Funds		$0.00	$0.00	$0.00	$0.00
M.	Grand Total		$706,049.00	$706,049.00	$706,049.00	$706,049.00

Part I: Summary (Continuation)

PHA Name/Number Waynesboro Housing Authority / GA086			Locality (Waynesboro/Burke Co.: Georgia)		☒**Original 5-Year Plan** ☐**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
	PHA Wide	Annual Statement	$70,000.00	$70,000.00	$70,000.00	$270,000.00
	GA086-18 (AMP 1)		$626,049.00	$626,049.00	$626,049.00	$426,049.00
	Relocation		$10,000.00	$10,000.00	$10,000.00	$10,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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						
Annual	**Fees and Costs/PHA-Wide**			**Fees and Costs/PHA-Wide**		
Statement	Bidding and Construction Contract Administration Services	LS	$70,000.00	Bidding and Construction Contract Administration Services	LS	$70,000.00
	Subtotal 1430		**$70,000.00**	**Subtotal 1430**		**$70,000.00**
	Dwelling Structures /Amp 1			**Dwelling Structures /Amp 1**		
	Interior Renovation –GA86-18	14 units	$626,049.00	Interior Renovation – GA86-18	14 units	$626,049.00
	Subtotal 1460		**$626,049.00**	**Subtotal 1460**		**$626,049.00**
	Relocation Costs			**Relocation Costs**		
	Relocation Costs	LS	$10,000.00	Relocation Costs	LS	$10,000.00
	Subtotal 1495.1		**$10,000.00**	**Subtotal 1495.1**		**$10,000.00**
	Subtotal of Estimated Cost		$706,049.00	Subtotal of Estimated Cost		$706,049.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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						
Annual	**Fees and Costs/PHA-Wide**			**Fees and Costs/PHA-Wide**		
Statement	Bidding and Construction Contract Administration Services	LS	$70,000.00	Bidding and Construction Contract Administration Services	LS	$70,000.00
	Subtotal 1430		**$70,000.00**	**Subtotal 1430**		**$70,000.00**
	Dwelling Structures /Amp 1 and 2			**Site Improvements /PHA-Wide**		
	Interior Renovation – GA86-18	14 units	$626,049.00	Site Improvements	LS	$200,000.00
	Subtotal 1460		**$626,049.00**	**Subtotal 1460**		**$200,000.00**
				Dwelling Structures /Amp 1		
	Relocation Costs			Interior Renovation	8 units	$426,049.00
	Relocation Costs	LS	$10,000.00	**Subtotal 1460**		**$426,049.00**
	Subtotal 1495.1		**$10,000.00**			
				Relocation Costs		
				Relocation Costs	LS	$10,000.00
				Subtotal 1495.1		**$10,000.00**
	Subtotal of Estimated Cost		$706,049.00	Subtotal of Estimated Cost		$706,049.00

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 Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** **2009** **FFY of Grant Approval:** **2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2009** ☐ **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				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$70,000.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$624,845.00		$0.00	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$10,000.00		$0.00	$0.00
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$704,845.00		$0.00	$0.00
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				

form **HUD-50075.1** (4/2008)

Part I: Summary

PHA Name: Housing Authority of the City of Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** **2009** **FFY of Grant Approval:** **2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
	Signature of Executive Director **Date**		**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 undr 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 Waynesboro

Grant Type and Number
Capital Fund Program Grant No: GA06P08650109 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Fees and Costs							
PHA Wide	Bidding and Construction Contract Administration Services	1430	LS	$70,000.00		$0.00	$0.00	
	Subtotal 1430			**$70,000.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
GA086-1 (AMP-1)	Interior renovation to include: kitchen cabinets, plumbing, interior and exterior doors, new heating system, attic separation wall, new windows, water and dwv piping, electrical upgrades, bathroom fixtures, ceramic floor tile, fiberglass reinforced wall panel finish, asbestos abatement as needed, and new floor tile and paint throughout.	1460	12 units	$624,845.00		$0.00	$0.00	
	Subtotal 1460			**$624,845.00**		**$0.00**	**$0.00**	
	Relocation Costs							
GA086-1 (AMP-1)	Relocation Costs	1495.1	LS	$10,000.00		$0.00	$0.00	
	Subtotal 1495.1			**$10,000.00**		**$0.00**	**$0.00**	
	CFP Grant Total			**$704,845.00**		**$0.00**	**$0.00**	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Waynesboro		**Grant Type and Number** Capital Fund Program Grant No: GA06P08650109 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2009**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	

[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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Waynesboro					**Federal FFY of Grant: 2009**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide 1430	12/31/2011		12/31/2013		
GA086-1 1460 (AMP-1)	12/31/2011		12/31/2013		
PHA Wide 1495.1	12/31/2011		12/31/2013		

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program, 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 Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650108 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:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/08** ☐ **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				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$70,000.00		$16,191.49	$16,191.49
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$634,845.00		$374,792.51	$251,127.94
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$704,845.00		$390,984.00	$267,319.43
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				

Part I: Summary

PHA Name: Housing Authority of the City of Waynesboro	**Grant Type and Number** Capital Fund Program Grant No: GA06P08650108 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:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/08** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
	Signature of Executive Director **Date**		**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 undr 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 Waynesboro

Grant Type and Number
Capital Fund Program Grant No: GA06P08650108 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Fees and Costs							
PHA Wide	Bidding and Construction Contract Administration Services	1430	LS	$70,000.00		$16,191.49	$16,191.49	
	Subtotal 1430			**$70,000.00**		**$16,191.49**	**$16,191.49**	
	Dwelling Structures							
PHA Wide	Roof Replacement	1460	LS	$634,845.00		$374,792.51	$251,127.94	Contract in
	Subtotal 1460			**$634,845.00**		**$374,792.51**	**$251,127.94**	Process; to
								Complete in
								Spring 2009
GA086-1 (AMP-1)								
	CFP Grant Total			**$704,845.00**		**$390,984.00**	**$267,319.43**	

[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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Waynesboro					**Federal FFY of Grant: 2008**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide 1430	6/13/2010		6/13/2012		
PHA Wide 1460	6/13/2010		6/13/2012		

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

Housing Authority of the City of Waynesboro
Waynesboro, Georgia

Financial Statements and
Supplemental Schedules

For the Year Ended
June 30, 2008

Housing Authority of the City of Waynesboro
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Year Ended June 30, 2008

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Karp Ronning & Tindol, P.C.

Certified Public Accountants
123 Abercorn Street
Savannah, Georgia 31401
(912) 232-0475

INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners of the
Housing Authority of the City of Waynesboro
Waynesboro, Georgia

We have audited the accompanying basic financial statements of the Housing Authority of the City of Waynesboro, Georgia, (Authority), as of and for the year ended June 30, 2008. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Waynesboro, Georgia, as of June 30, 2008, and the respective changes in financial position, and cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2009, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The supplemental schedules, including the statements of grant costs, are presented for purposes of additional analysis and are not a required part of the basic financial statements. In addition, the accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated, in all material respects in relation to the basic financial statements taken as a whole.

Karp, Ronning & Tindel, P.C.

March 9, 2009

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended June 30, 2008

As Management of the Housing Authority of the City of Waynesboro ("the Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2008. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements elsewhere in this report.

FINANCIAL HIGHLIGHTS

1. The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by $9,563,751 (net assets) as opposed to $8,892,812 as reported in the prior fiscal year.

2. As of the close of our current fiscal year, the Authority's proprietary fund reported ending unrestricted net assets of $1,323,664.

3. The Authority's cash and cash equivalents and investment balances at June 30, 2008 was $1,375,733 representing an increase of $98,363 from the prior fiscal year.

4. The Authority had total revenues, federal grants and subsidies and capital contributions of $2,505,532 and total operating expenses of $1,834,593 for the year ended June 30, 2008.

5. The Authority's capital outlays for the fiscal year were $1,183,171. $1,116,374 of this was funded by HUD capital contributions.

6. The Authority's expenditures of federal awards amounted to $1,902,085 for the fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements comprise two components: 1) fund financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The Housing Authority is a special-purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Housing Authority data are reported as a proprietary fund. All of the Housing Authority's services are reported in one enterprise fund. Financial statement amounts are reported using the full accrual basis of accounting in which all assets and all liabilities associated with the operation of these funds are included on the statement of net assets. The focus of proprietary funds is on income measurement, which, together with the maintenance of equity, is an important financial indication. Increases or decreases in net assets serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show information about the Housing Authority's General Fund. Our auditor has provided assurance in their independent auditors' report, located immediately preceding this Management's Discussion and Analysis, that the Basic Financial Statements are fairly stated. The auditor provides varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to ascertain the level of assurance being provided for each of the other parts of this report.

1. Management's Discussion and Analysis (MD&A) - The MD&A is intended to serve as an introduction to the basic financial statements. The Authority-wide financial statements and Notes to Financial Statements included in this Audit Report were prepared in accordance with GAAP applicable to governmental entities in the United States of America for Proprietary Fund types and in compliance with the standards set forth in GASB Statement No. 34.

2. Basic Financial Statements - The basic financial statements report on the Authority's activities. The activities are primarily supported by HUD operating subsidies and capital grants. The Authority's function is to provide decent, safe, and sanitary housing to low income and special needs populations. The basic financial statements can be found in the accompanying financial report, and are described below.

   The Statement of Net Assets present information on all the Authority's assets and liabilities, with the difference between the two reported as net assets.

   The Statement of Revenues, Expenses and Changes in Fund Net Assets presents information showing how the Authority's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

   The Statement of Cash Flows represents sources and uses of funds categorized as operating activities, capital and related financing activities, and investing activities.

   Notes to the Financial Statements – The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements, including the measurement focus and accounting basis. The Notes to the Financial Statements can be found in the audit report.

3. Supplemental Information – The supplemental schedules, including the financial data schedule, are presented for purposes of additional analysis and are not a required part of the basic financial statements. In addition, the accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the basic financial statements. These schedules can be found in the audit report.

NET ASSETS AND CHANGES IN NET ASSETS

By far, the largest portion of the Authority's net assets reflects its investment in capital assets (e.g., land, buildings, equipment, and construction in progress). The Authority uses these capital assets to provide housing services to its tenants; consequently, these assets are not available for future spending. The unrestricted net assets of the Authority are available for future use to provide program services.

Computations of Net Assets are as follows:

	2008	2007
ASSETS:		
Current assets	$ 1,436,492	$ 1,625,458
Noncurrent assets	19,350	19,350
Capital assets	8,240,087	7,634,047
Total assets	9,695,929	9,278,855
LIABILITIES:		
Current liabilities	132,178	386,043
Long-term liabilities	-	-
Total liabilities	132,178	386,043
NET ASSETS:		
Invested in capital assets	8,240,087	7,634,047
Unrestricted net assets	1,323,664	1,258,765
Total net assets	$ 9,563,751	$ 8,892,812

The Authority's Net Assets increased by $670,939 during the fiscal year as detailed below. The Authority's revenues are primarily subsidies and grants received from HUD. The Authority receives operating subsidies each month based on a pre-approved amount by HUD. Capital grants are drawn down based on need against a pre-authorized funding level. Capital contributions during 2008 were due to modernization activities (primarily interior renovations) that were less extensive when compared to 2007. Operating expenses remained relatively stable from the prior year. The Authority's revenues were sufficient to cover all expenses, excluding depreciation during the fiscal year.

Computations of Changes in Net Assets are as follows:

	2008	2007
Operating revenues	$ 576,849	$ 540,763
Operating expenses	1,834,593	1,722,527
Operating income (loss)	(1,257,744)	(1,181,764)
Total nonoperating revenues (expenses)	812,309	948,584
Income (loss) before capital contributions	(445,435)	(233,180)
Capital contributions	1,116,374	1,136,916
Change in net assets	$ 670,939	$ 903,736

BUDGETARY HIGHLIGHTS

For the year ended June 30, 2008, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. Also, the Authority adopted a comprehensive annual budget for the proprietary fund. The budgets were prepared in accordance with the accounting procedures prescribed by U.S. Department of Housing and Urban Development.

As indicated by the excess of revenues over expenses, when adjusted by depreciation expense, the Authority's net assets increased during the fiscal year. This increase is indicative of the Authority operating within its budgetary limitations in total, for all its programs.

CAPITAL ASSETS AND DEBT ADMINISTRATION

1. Capital Assets – As of June 30, 2008, the Authority's investment in capital assets for its proprietary fund was $8,240,087 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress.

	Cost	Accumulated Depreciation	Net
Land	$ 171,070	$ -	$ 171,070
Construction in progress	-	-	-
Buildings and Improvements	18,519,242	(10,567,710)	7,951,532
Machinery and Equipment	588,024	(470,539)	117,485
Totals	$ 19,278,336	$ (11,038,249)	$ 8,240,087

Net capital assets increased $606,040. Major capital assets of $1,116,374 purchased from grants during the fiscal year pertained to expenditures made in accordance with the Authority's capital fund programs. Depreciation expense of $577,131 represents expiration of capitalized costs over their useful lives. These activities are funded by grants from HUD.

Additional information on the Authority's capital assets can be found in the Notes to Financial Statements, which are included in this report.

2. Long term Debt – The Authority does not have any long-term debt at this time.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET RATES

The following factors were considered in preparing the Authority's budget for the fiscal year ending 2009:

1. Historical data of operating costs, and implementing CFP activities specified in our annual and 5 year plans,

2. The use of the Authority's unrestricted net assets of $1,323,664 to fund any shortfalls rising from a possible economic turndown and reduced subsidies and grants. The Authority's unrestricted net assets appear sufficient to cover any short-term shortfall and to address any needs identified by management.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Brent Meeks, Executive Director, Waynesboro Housing Authority, P.O. Box 628, Waynesboro, Georgia 30830, or they may call telephone number (706) 554-2233.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
Statement of Net Assets
June 30, 2008

Assets	
Current assets	
Cash and cash equivalents	$ 1,109,199
Accounts receivable - net of allowance of $2,063	5,560
Accrued interest	7,106
Investments - at fair value	266,534
Prepaid insurance	37,787
Inventories - net	10,306
Total current assets	1,436,492
Noncurrent assets	
Insurance deposits	19,350
Capital assets	
Land and construction in progress	171,070
Building and equipment	19,107,266
Less accumulated depreciation	(11,038,249)
Total noncurrent assets	8,259,437
Total assets	9,695,929
Liabilities	
Current liabilities	
Accounts payable	62,863
Compensated absences	44,582
Intergovernmental payable	15,011
Unearned revenue	677
Tenant security deposits	9,045
Total current liabilities	132,178
Long-term liabilities	-
Total liabilities	132,178
Net Assets	
Invested in capital assets, net of related debt	8,240,087
Unrestricted net assets	1,323,664
Total net assets	$ 9,563,751

The notes to financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

Statement of Revenues, Expenses and Changes in Fund Net Assets

For the Year Ended June 30, 2008

Operating income:		
Dwelling rental	$	539,167
Other income		37,682
Total operating income		576,849
Operating expenses:		
Administration		192,516
Tenant services		50,166
Utilities		425,093
Ordinary maintenance and operation		481,410
General expense		108,277
Depreciation		577,131
Total operating expenses		1,834,593
Operating income (loss)		(1,257,744)
Nonoperating revenues (expenses):		
Federal grants and subsidies		785,711
Interest and investment revenue		26,598
Total nonoperating revenues (expenses)		812,309
Income (loss) before contributions and transfers		(445,435)
Capital contributions - federal grants		1,116,374
Change in net assets		670,939
Net assets, beginning of year		8,892,812
Net assets, ending of year	$	9,563,751

The notes to financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
Statement of Cash Flows
For the Year Ended June 30, 2008

Cash flows from operating activities:		
Cash received from tenants	$	549,889
Other operating receipts		37,682
Cash paid for goods and services		(1,340,068)
Cash paid to employees for services		(293,152)
Net cash provided (used) by operating activities		(1,045,649)
Cash flows from noncapital financing activities:		
Federal grants and subsidies		785,711
Net cash provided (used) by investing activities		785,711
Cash flows from capital and related financing activities:		
Proceeds from capital grants		1,392,782
Acquisition of capital assets		(1,061,379)
Net cash provided (used) by capital and related financing activities		331,403
Cash flows from investing activities:		
Interest on investments		26,898
Net cash provided (used) by investing activities		26,898
Net increase (decrease) in cash and cash equivalents		98,363
Cash and cash equivalents, beginning of year		1,010,836
Cash and cash equivalents, end of year	$	1,109,199
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$	(1,257,744)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Depreciation		577,131
Changes in assets and liabilities:		
(Increase) decrease in receivables and other assets		10,722
(Increase) decrease in inventory and prepaid insurance		19,249
Increase (decrease) in accounts payable and other liabilities		(395,007)
Total adjustments		212,095
Net cash provided (used) by operating activities	$	(1,045,649)

The notes to financial statements are an integral part of this statement.

NOTE 1: Summary of Significant Accounting Policies

The financial statements of the Housing Authority of the City of Waynesboro (Authority) are prepared in accordance with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the government's accounting policies are described below.

A. *Reporting Entity*

The Housing Authority of the City of Waynesboro (Authority) is a public body created under the General Statutes of Georgia. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of Georgia. The Board of Commissioners of the Housing Authority is appointed by the City of Waynesboro. The Board of Commissioners designates the Authority's management. The City of Waynesboro provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintains its own accounting system. Although the City appoints the Authority's governing board, no other criteria established by Government Accounting Standards Board Statement No. 14 for the inclusion of the Authority in the financial reports of the City of Waynesboro are met. Therefore, a separate financial report is prepared for the Authority. All of the operations of the Authority are included in the audited financial statements and there are no operations or activities which are excluded. The Authority has no component units using the criteria of Statement No. 14.

B. *Description of a Public Housing Authority*

Funding for public housing authorities is received from the United States Department of Housing and Urban Development (HUD) and from participants in public housing programs. Under the Low Rent Housing Assistance Program, low-income tenants pay monthly rents that are determined by their need for assistance. HUD pays operating subsidies to the housing authority to enable the authority to maintain the low-income character of the neighborhood while providing adequate services and maintaining adequate reserves.

The Authority had 387 units in management under HUD Contract number A-2123.

C. *Basis of Presentation – Fund Accounting*

The accounts of the Authority are organized and operated on a fund basis. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts recording its assets, liabilities, net assets, revenues and expenses.

The Authority accounts for its operation in one proprietary fund type, the enterprise fund. An enterprise fund is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body

NOTE 1: Summary of Significant Accounting Policies (Continued)

is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The Housing Authority of the City of Waynesboro maintains one enterprise fund.

D. *Basis of Accounting*

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The enterprise fund is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of this fund are included on the balance sheet. Enterprise fund type equity (i.e., net total assets) is segregated into contributed capital and retained earnings components. Operating statements for this fund present increases (e.g., revenues) and decreases (e.g., expenses) in net total assets.

The financial statements for the Authority have been presented on the accrual basis. Under this basis, revenues are recorded when earned and expenses are recorded when incurred.

The Authority has elected to apply only the applicable FASB Statements and Interpretations issued before November 30, 1989 in its accounting and reporting practices for its proprietary fund.

E. *Budgetary Data*

The Authority maintains budgetary control over its enterprise fund as required by the terms of the Authority's contract with HUD. An annual budget is adopted for the enterprise fund, except the Capital Fund Program. A multi-year budget is adopted for this program. The Board must approve all increases in appropriation to administration and capital expenditures. The budget was prepared on the modified accrual basis of accounting. The Authority's budget is not presented because it is not required by generally accepted accounting principles.

F. *Assets, Liabilities and Equity*

Deposits and Investments

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from date of acquisition.

NOTE 1: Summary of Significant Accounting Policies (Continued)

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair values.

Inventories and Prepaid Items
Inventories are valued at cost using the first-in/first-out (FIFO) method. The costs of inventories are recorded as expenses when consumed. When certain payments to vendors reflect costs applicable to future accounting periods, they are recorded as prepaid items.

Capital Assets
Capital assets are recorded at historical cost at the date of acquisition. Donated assets are recorded at their estimated fair value on the date received. Assets are depreciated over the useful lives on a straight-line basis over the following years:

Buildings and improvements	20 – 30 years
Equipment	5 – 10 years

The costs of normal maintenance and repairs that do not add to the value of an asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

The Authority does not own any public domain ("infrastructure") general capital assets.

Deferred Revenue
Deferred revenues consist of funds received for which revenue recognition criteria have not been met. Generally, deferred revenues also include rental payments made by tenants in advance of their due dates.

Vacation and Sick Leave Compensation
The Housing Authority of the City of Waynesboro allows its full time employees to accumulate earned vacation leave, which is fully vested when earned. Accumulated vacation pay and salary related payments are reported as a current liability.

Employees can accumulate a limited amount of sick leave. Since the Authority has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

NOTE 1: Summary of Significant Accounting Policies (Continued)

Equity Classifications

Equity is classified as net assets and displayed in three components in the statement of net assets.

1. Invested in capital assets, net of related debt consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
2. Restricted net assets consist of net assets with constraints placed on the use either by (1) external groups such as creditors, grantors, contributions, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
3. Unrestricted net assets consists of all other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

G. *Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

H. *Capitalized Interest*

Interest costs are capitalized when incurred by proprietary funds on debt where proceeds were used to finance the construction of assets.

I. *Operating Revenues and Expenses*

Proprietary funds distinguish between operating revenues and expenses and nonoperating. Operating revenues and expenses generally results from providing services and producing and delivering goods in connection with the proprietary fund's principal operations, which are disclosed at Note 1.B.

NOTE 2: Detail Notes on Enterprise Fund

Deposits and Investments

Cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with a maturity date within three months of the date acquired by the Authority.

Official Code of Georgia Annotated (OCGA) Section 45-8-12 provides that there shall not be on deposit at any time in any depository for a time longer than ten days a sum of money which has not been secured by a surety bond, by guarantee of insurance, or by collateral. The aggregate of the face value of such surety bond and the market value of securities pledged shall be equal to not less than 110 percent of the public funds being secured after the deduction of the amount of deposit insurance. If a depository elects the pooled method (OCGA 45-8-13.1) the aggregate of the market value of the securities pledged to secure a pool of public funds shall be not less than 110 percent of the daily pool balance. At June 30, 2008, the collateral held by the Authority's banking institution only equaled 110% of the cash deposits. OCGA Section 45-8-11(b) provides an officer holding public funds may, in his discretion, waive the requirement for security in the case of operating funds placed in the demand deposit checking accounts.

The Authority has no custodial credit risk policy that would require additional collateral requirements. Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. The Authority is allowed to invest in certain "approved investment securities" in accordance with HUD guidelines. Approved investments generally include any of the following:

a. Direct obligations of the United States of America or obligations fully guaranteed by the United States of America.
b. Bonds, indentures, notes or other obligations issued by agencies or instrumentalities of the United States of America, the obligations of which are full faith and credit obligations of the United States of America.
c. Interest-bearing time or demand deposits or other similar banking arrangements, which are federally insured. A deposit in excess of the insurance coverage may be made at a depository institution provided that it is fully collateralized by designated securities held in the Authority's name.
d. Certificates of deposit or other similar banking arrangements, which are federally insured. A deposit in excess of the insurance coverage may be made at a depository institution provided it is fully collateralized by designated securities.
e. Repurchase agreements collateralized by direct obligations of, or obligations in, the payment of principal and interest on which are unconditionally guaranteed as to full and timely payment by the United States of America.

As of June 30, 2008, the Authority had the following investments:

Investment	Maturity	Fair Value
Certificates of deposit	12 months or less	$ 266,534

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment. The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk is the risk that an issuer or counterparty to an investment will not fulfill its obligations. The Authority has no investment policy that would further limit its investment choices from those authorized and listed in Note 1.F.

Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. The Authority places no limit on the amount the Authority may invest in any one issuer.

Capital Assets

A schedule of changes in the Authority's capital assets (business-type activities) during 2008 follows:

	Balance June 30, 2007	Increases	Decreases	Balance June 30, 2008
Capital assets, not being depreciated:				
Land	$ 171,070	$ -	$ -	$ 171,070
Construction in progress	1,514,352	1,120,549	2,634,901	-
Total capital assets, not being depreciated	1,685,422	1,120,549	2,634,901	171,070
Capital assets, being depreciated:				
Buildings and improvements	15,847,516	2,671,726	-	18,519,242
Equipment	585,229	25,797	23,002	588,024
Total capital assets, being depreciated	16,432,745	2,697,523	23,002	19,107,266
Less:				
Accumulated depreciation	(10,484,120)	(577,131)	(23,002)	(11,038,249)
Total capital assets, net	$ 7,634,047	$ 3,240,941	$ 2,634,901	$ 8,240,087

During 2008, the Authority incurred $577,131 in depreciation expense.

NOTE 3: Risk Management

The Authority carries commercial insurance against all risks of loss, including property and general liability, auto, worker's compensation, fidelity, and public official's liability insurance. There have been no significant reductions in insurance coverage in the prior year, and settled claims from these risks have not exceeded commercial insurance coverage in any of the last three fiscal years.

NOTE 4: Claims and Judgments

At June 30, 2008, the Authority was not a defendant in any lawsuit. No provision was made in the audited financial statements for any contingent liabilities. In the opinion of management, there are no legal matters that will have a materially adverse effect on the Authority's financial position.

NOTE 5: Retirement Plan

The Authority provides eligible employees a defined contribution plan, the Housing – Renewal and Local Agency Retirement Plan. A defined contribution plan provides retirement benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the participant's account are determined instead of specifying the amount of benefits the participant is to receive. Under a defined contribution plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account, the returns earned on investments of those contributions, and forfeitures of other participants' benefits that may be allocated to such employee's account. The current Authority Retirement Plan was authorized by resolution of the Board of Commissioners, and the plan may be amended at the Board's discretion. Enrollment in the pension plan begins after one year of service. The Authority contributes monthly into an account for each enrolled employee.

For fiscal year ended June 30, 2008, the Authority paid $293,280 in total salaries. The Authority's required and actual contributions for fiscal year ended June 30, 2008 were $24,929 or 8.5% of payroll. Employee required and actual contributions for fiscal year ended June 30, 2008 were $17,597 or 6% of payroll.

During FY 2007, the employee eligibility requirements and temporary employees paragraphs were amended. Also, the plan was amended to allow participants to take loans from the Plan, subject to terms and conditions set forth in the plan. Additionally, no loans were made to the employer from the retirement plan, and plan assets do not include any securities of the Authority or other related parties.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
Project Balance Sheet
June 30, 2008

Line Item No.	Description	Total Projects	GA086000001	GA086000002	Other Project
	ASSETS:				
111	Cash-unrestricted	$ 1,100,154	$ 1,100,154	$ -	$ -
112	Cash-restricted-modernization and development	-	-	-	-
113	Cash-other restricted	-	-	-	-
114	Cash-tenant security deposits	9,045	9,045	-	-
100	**Total Cash**	1,109,199	1,109,199	-	-
121	Accounts receivable - PHA projects	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-
124	Account receivable - other government	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	-
126	Accounts receivable - tenants	7,623	7,623	-	-
126.1	Allowance for doubtful accounts - tenants	(2,063)	(2,063)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-
128	Fraud recovery	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-
129	Accrual interest receivable	7,106	7,106	-	-
120	**Total receivables, net of allowance for doubtful accounts**	12,666	12,666	-	-
131	Investments - unrestricted	266,534	266,534	-	-
132	Investments - restricted	-	-	-	-
142	Prepaid expenses and other assets	57,137	57,137	-	-
143	Inventories	10,306	10,306	-	-
143.1	Allowance for obsolete inventories	-	-	-	-
144	Inter program - due from	-	-	-	-
145	Assets held for sale	-	-	-	-
150	**Total Current Assets**	1,455,842	1,455,842	-	-
161	Land	171,070	171,070	-	-
162	Buildings	18,519,242	18,519,242	-	-
163	Furniture, equipment and machinery - dwellings	252,976	252,976	-	-
164	Furniture, equipment and machinery - administration	335,048	335,048	-	-
165	Leasehold improvements	-	-	-	-
166	Accumulated depreciation	(11,038,249)	(11,038,249)	-	-
167	Construction in progress	-	-	-	-
168	Infrastructure	-	-	-	-
160	**Total capital assets, net of accumulated depreciation**	8,240,087	8,240,087	-	-
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-
173	Grants receivable – Non-current	-	-	-	-
174	Other assets	-	-	-	-
176	Investment in joint venture	-	-	-	-
180	**Total Non-current Assets**	8,240,087	8,240,087	-	-
190	**TOTAL ASSETS**	$ 9,695,929	$ 9,695,929	$ -	$ -

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
Project Balance Sheet
June 30, 2008

Line Item No.	Description	Total Projects	GA086000001	GA086000002	Other Project
	LIABILITIES AND EQUITY / NET ASSETS:				
311	Bank overdraft	$ -	$ -	$ -	$ -
312	Accounts payable <= 90 days	52,308	52,308	-	-
313	Accounts payable > 90 days past due	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-
322	Accrued compensated absences - current portion	44,582	44,582	-	-
324	Accrued contingency liability	-	-	-	-
325	Accrued interest payable	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-
333	Accounts payable - other government	15,011	15,011	-	-
341	Tenant security deposits	9,045	9,045	-	-
342	Deferred revenue	677	677	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-
345	Other current liabilities	10,555	10,555	-	-
346	Accrued liabilities - other	-	-	-	-
347	Inter program - due to	-	-	-	-
310	**Total Current Liabilities**	132,178	132,178	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-
353	Non-current liabilities - other	-	-	-	-
350	**Total Non-Current Liabilities**	-	-	-	-
300	**Total Liabilities**	132,178	132,178	-	-
508.1	Invested in capital assets, net of related debt	8,240,087	8,240,087	-	-
511.1	Restricted Net Assets	-	-	-	-
512.1	Unrestricted Net Assets	1,323,664	1,323,664	-	-
513	Total Equity/Net Assets	9,563,751	9,563,751	-	-
600	TOTAL LIABILITIES AND EQUITY / NET ASSETS	$ 9,695,929	$ 9,695,929	$ -	$ -

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

FINANCIAL DATA SCHEDULE

Project Income Statement

June 30, 2008

Line Item#	Account Description	Total Projects	GA086000001	Operating Fund Program	Capital Fund Program	GA086000002	Other Project
	REVENUE:						
70300	Net tenant rental revenue	$ 539,167	$ 539,167	$ 539,167	$ -	$ -	$ -
70400	Tenant revenue - other	37,682	37,682	37,682	-	-	-
70500	Total tenant revenue	576,849	576,849	576,849	-	-	-
70600	HUD PHA Operating grants	785,711	785,711	781,761	3,950	-	-
70610	Capital grants	1,116,374	1,116,374	-	1,116,374	-	-
70800	Other government grants	-	-	-	-	-	-
71100	Investment income - unrestricted	26,598	26,598	26,598	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-
70000	TOTAL REVENUE	2,505,532	2,505,532	1,385,208	1,120,324	-	-
	EXPENSES:						
91100	Administrative salaries	93,089	93,089	93,089	-	-	-
91200	Auditing fees	11,240	11,240	11,240	-	-	-
91300	Outside management fees	-	-		-	-	-
91400	Compensated absences	-	-		-	-	-
91500	Employee benefit contributions - administrative	38,835	38,835	38,835	-	-	-
91800	Travel	361	361	361	-	-	-
91900	Other	48,991	48,991	48,991	-	-	-
91000	Total Operating Administrative	192,516	192,516	192,516	-	-	-
92100	Tenant services - salaries	36,057	36,057	36,057	-	-	-
92200	Relocation costs	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	14,109	14,109	14,109	-	-	-
92400	Tenant services - other	-	-	-	-	-	-
92500	Total Tenant Services	50,166	50,166	50,166	-	-	-
93100	Water	81,882	81,882	81,882	-	-	-
93200	Electricity	21,348	21,348	21,348	-	-	-
93300	Gas	238,977	238,977	238,977	-	-	-
93400	Fuel	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-
93600	Sewer	82,886	82,886	82,886	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-
93000	Total Utilities	425,093	425,093	425,093	-	-	-
94100	Ordinary maintenance and operations - labor	164,006	164,006	164,006	-	-	-
94200	Ordinary maintenance and operations - materials & other	77,860	77,860	77,860	-	-	-
94300	Ordinary maintenance and operations - Misc contracts	165,895	165,895	165,895	-	-	-
94500	Employee benefit contributions - ordinary maintenance	73,649	73,649	73,649	-	-	-
94000	Total Maintenance	481,410	481,410	481,410	-	-	-
95100	Protective services - labor	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-
95000	Total Protective services	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

FINANCIAL DATA SCHEDULE

Project Income Statement

June 30, 2008

Line Item#	Account Description	Total Projects	GA086000001	Operating Fund Program	Capital Fund Program	GA086000002	Other Project
	General expenses						
96110	Insurance premiums	47,606	47,606	47,606	-	-	-
96120	Liability insurance	2,152	2,152	2,152	-	-	-
96130	Workmen's Compensation	11,668	11,668	11,668	-	-	-
96140	All other insurance	181	181	181	-	-	-
96100	Total insurance premiums	61,607	61,607	61,607	-	-	-
96200	Other general expenses	510	510	510	-	-	-
96300	Payments in lieu of taxes	15,011	15,011	15,011	-	-	-
96400	Bad debt - tenant rents	12,184	12,184	12,184	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-
96800	Severance expense	127	127	127	-	-	-
96000	Total other general expenses	27,832	27,832	27,832	-	-	-
96900	TOTAL OPERATING EXPENSES	1,238,624	1,238,624	1,238,624	-	-	-
97000	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	1,266,908	1,266,908	146,584	1,120,324	-	-
97100	Extraordinary maintenance	18,905	18,905	18,905	-	-	-
97200	Casualty losses - non capitalized	(67)	(67)	(67)	-	-	-
97300	Housing assistance payments				-	-	-
97400	Depreciation expense	577,131	577,131	569,202	7,929	-	-
97500	Fraud losses	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-
90000	TOTAL EXPENSES	1,834,593	1,834,593	1,826,664	7,929	-	-
	OTHER FINANCING SOURCES (USES)						
10010	Operating transfers in	3,950	3,950	3,950	-	-	-
10020	Operating transfers out	(3,950)	(3,950)	-	(3,950)	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	3,950	(3,950)	-	-
10000	EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	$ 670,939	$ 670,939	$ (437,506)	$ 1,108,445	$ -	$ -
	MEMO ACCOUNT INFORMATION:						
11020	1Debt principal payments - enterprise funds	-	-	-	-	-	-
11030	1Beginning equity	8,892,812	8,892,812	7,238,332	1,654,480	-	-
11040	1Prior period adjustments and equity transfers	-	-	-	-	-	-
11190	1Unit months available	4,542	4,542	4,542	-	-	-
11210	1Unit months leased	4,343	4,343	4,343	-	-	-
11270	Excess cash	1,256,221	1,256,221	1,256,221	-	-	-
11620	1Building purchases	1,116,374	1,116,374	-	1,116,374	-	-

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
PHA Financial Data
June 30, 2008

Line Item #	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
	ASSETS:						
	CURRENT ASSETS:						
	Cash:						
111	Cash - unrestricted	$ 1,100,154	$ -	$ -	$ 1,100,154	$ -	$ 1,100,154
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	9,045	-	-	9,045	-	9,045
100	**Total cash**	1,109,199	-	-	1,109,199	-	1,109,199
	Accounts and notes receivables:						
121	Accounts receivable - PHA projects	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable- tenants	7,623	-	-	7,623	-	7,623
126.1	Allowance for doubtful accounts - tenants	(2,063)	-	-	(2,063)	-	(2,063)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	7,106	-	-	7,106	-	7,106
120	**Total receivables, net of allowances for doubtful accounts**	12,666	-	-	12,666	-	12,666
	Current investments						
131	Investments - unrestricted	266,534	-	-	266,534	-	266,534
132	Investments - restricted	-	-	-	-	-	-
		-	-	-		-	
142	Prepaid expenses and other assets	57,137	-	-	57,137	-	57,137
143	Inventories	10,306	-	-	10,306	-	10,306
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
150	**TOTAL CURRENT ASSETS**	1,455,842	-	-	1,455,842	-	1,455,842
	NONCURRENT ASSETS:						
	Fixed assets:						
161	Land	171,070	-	-	171,070	-	171,070
162	Buildings	18,519,242	-	-	18,519,242	-	18,519,242
163	Furniture, equipment & machinery - dwellings	252,976	-	-	252,976	-	252,976
164	Furniture, equipment & machinery - administration	335,048	-	-	335,048	-	335,048
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	(11,038,249)	-	-	(11,038,249)	-	(11,038,249)
167	Construction in Progress	-	-	-	-	-	-
160	**Total fixed assets, net of accumulated depreciation**	8,240,087	-	-	8,240,087	-	8,240,087
	Other non-current assets:						
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
175	Undistributed debits	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
		-	-	-		-	
180	**TOTAL NONCURRENT ASSETS**	8,240,087	-	-	8,240,087	-	8,240,087
190	**TOTAL ASSETS**	$ 9,695,929	$ -	$ -	$ 9,695,929	$ -	$ 9,695,929

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
PHA Financial Data
June 30, 2008

Line Item #	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
	LIABILITIES AND EQUITY:						
	LIABILITIES						
	Current Liabilities:						
311	Bank overdraft	$ -	$ -	$ -	$ -	$ -	$ -
312	Accounts payable ≤ 90 days	52,308	-	-	52,308	-	52,308
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-
322	Accrued compensated absences	44,582	-	-	44,582	-	44,582
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	15,011	-	-	15,011	-	15,011
341	Tenant security deposits	9,045	-	-	9,045	-	9,045
342	Deferred revenue	677	-	-	677	-	677
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	10,555	-	-	10,555	-	10,555
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-	-
		-	-			-	
310	**TOTAL CURRENT LIABILITIES**	132,178	-	-	132,178	-	132,178
	NONCURRENT LIABILITIES:						
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
350	**TOTAL NONCURRENT LIABILITIES**	-	-	-	-	-	-
300	**TOTAL LIABILITIES**	132,178	-	-	132,178	-	132,178
	EQUITY / NET ASSETS:						
508.1	Invested in Capital Assets, Net of Related Debt	8,240,087	-	-	8,240,087	-	8,240,087
511.1	Restricted Net Assets	-	-	-	-		-
512.1	Unrestricted Net Assets	1,323,664	-	-	1,323,664	-	1,323,664
						-	
513	**TOTAL EQUITY / NET ASSETS**	9,563,751	-	-	9,563,751	-	9,563,751
600	**TOTAL LIABILITIES AND EQUITY / NET ASSETS**	$ 9,695,929	$ -	$ -	$ 9,695,929	$ -	$ 9,695,929

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
PHA Financial Data
June 30, 2008

Line Item #	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
	REVENUE:						
70300	Net tenant rental revenue	$ 539,167	$ -	$ -	$ 539,167	$ -	$ 539,167
70400	Tenant revenue - other	37,682	-	-	37,682	-	37,682
70500	Total Tenant Revenue	576,849	-	-	576,849	-	576,849
70600	HUD PHA Operating grants	785,711	-	-	785,711	-	785,711
70610	Capital grants	1,116,374	-	-	1,116,374	-	1,116,374
70800	Other government grants	-	-	-	-	-	-
71100	Investment income - unrestricted	26,598	-	-	26,598	-	26,598
71200	Mortgage interest income	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-
70000	TOTAL REVENUE	2,505,532	-	-	2,505,532	-	2,505,532
	EXPENSES:						
91100	Administrative salaries	93,089	-	-	93,089	-	93,089
91200	Auditing fees	11,240	-	-	11,240	-	11,240
91300	Outside management fees	-	-	-	-	-	-
91400	Compensated absences	-	-	-	-	-	-
91500	Employee benefit contributions- administrative	38,835	-	-	38,835	-	38,835
91600	Other operating- administrative	-	-	-	-	-	-
91800	Travel	361	-	-	361	-	361
91900	Other	48,991	-	-	48,991	-	48,991
91000	Total Operating Administrative	192,516	-	-	192,516	-	192,516
92100	Tenant services - salaries	36,057	-	-	36,057	-	36,057
92200	Relocation costs	-	-	-	-	-	-
92300	Employee benefit contributions- tenant services	14,109	-	-	14,109	-	14,109
92400	Tenant services - other	-	-	-	-	-	-
92500	Total Tenant Service	50,166	-	-	50,166	-	50,166
93100	Water	81,882	-	-	81,882	-	81,882
93200	Electricity	21,348	-	-	21,348	-	21,348
93300	Gas	238,977	-	-	238,977	-	238,977
93400	Fuel	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-
93600	Sewer	82,886	-	-	82,886	-	82,886
93700	Employee benefit contributions- utilities	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-
93000	Total Utilities	425,093	-	-	425,093	-	425,093
94100	Ordinary maintenance and operations - labor	164,006	-	-	164,006	-	164,006
94200	Ordinary maintenance and operations - materials & other	77,860	-	-	77,860	-	77,860
94300	Ordinary maintenance and operations Contract	165,895	-	-	165,895	-	165,895
94500	Employee benefit contributions- ordinary maintenance	73,649	-	-	73,649	-	73,649
94000	Total Maintenance	481,410	-	-	481,410	-	481,410

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia
FINANCIAL DATA SCHEDULE
PHA Financial Data
June 30, 2008

Line Item#	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
95100	Protective services - labor	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-
95000	**Total Protective Services**	-	-	-	-	-	-
	General expenses						
96110	Property Insurance	47,606	-	-	47,606	-	47,606
96120	Liability Insurance	2,152	-	-	2,152	-	2,152
96130	Workmen's Compensation	11,668	-	-	11,668	-	11,668
96140	All other insurance	181	-	-	181	-	181
96100	**Total Insurance premiums**	61,607	-	-	61,607	-	61,607
96200	Other general expenses	510	-	-	510	-	510
96300	Payments in lieu of taxes	15,011	-	-	15,011	-	15,011
96400	Bad debt - tenant rents	12,184	-	-	12,184	-	12,184
96500	Bad debt - mortgages	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-
96800	Severance expense	127	-	-	127	-	127
96000	**Total Other General Expenses**	27,832	-	-	27,832	-	27,832
96900	**TOTAL OPERATING EXPENSES**	1,238,624	-	-	1,238,624	-	1,238,624
97000	**EXCESS OPERATING REVENUE OVER OPERATING EXPENSES**	1,266,908	-	-	1,266,908	-	1,266,908
97100	Extraordinary maintenance	18,905	-	-	18,905	-	18,905
97200	Casualty losses - non capitalized	(67)	-	-	(67)	-	(67)
97300	Housing assistance payments	-	-	-	-	-	-
97400	Depreciation expense	577,131	-	-	577,131	-	577,131
97500	Fraud losses	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-
90000	**TOTAL EXPENSES**	1,834,593	-	-	1,834,593	-	1,834,593
	OTHER FINANCING SOURCES (USES)						
10010	Operating transfers in	3,950	-	-	3,950	-	3,950
10020	Operating transfers out	(3,950)	-	-	(3,950)	-	(3,950)
10030	Operating transfers from/to primary government	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-
10100	**TOTAL OTHER FINANCING SOURCES (USES)**	-	-	-	-	-	-
10000	**EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES**	$ 670,939	$ -	$ -	$ 670,939	$ -	$ 670,939
	MEMO ACCOUNT INFORMATION:						
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-
11030	Beginning equity	8,892,812	-	-	8,892,812	-	8,892,812
11040	Prior period adjustments and equity transfers	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-
11190	Unit months available	4,542	-	-	4,542	-	4,542
11210	Unit months leased	4,343	-	-	4,343	-	4,343
11270	Excess Cash	1,256,221	-	-	1,256,221	-	1,256,221
11620	Building Purchases	1,116,374	-	-	1,116,374	-	1,116,374

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

Schedule of Expenditures of Federal Awards

For the year ended June 30, 2008

Federal Grantor/ Program Title	Federal CFDA Number	Grant Revenues (1)	Grant Expenditures (2)
U.S. Department of Housing and Urban Development			
Public and Indian Housing			
Low-Rent Housing Assistance Program			
Operating Subsidies	14.850	$ 781,761	$ 781,761
Public Housing Capital Fund Program	14.872	1,120,324	1,120,324
TOTAL FEDERAL ASSISTANCE		$ 1,902,085	$ 1,902,085

Note (1) - Amount represents funds received or accrued in period and is reported as nonoperating revenue or capital contributions in period.

Note (2) - Amount represents program funds expended in period, whether amounts are expensed or capitalized.

I. SCHEDULE OF FINDINGS AND QUESTIONED COSTS

A. Summary of Auditors' Results

Financial Statements

1. The auditors' report expresses an unqualified opinion on the basic financial statements of the Housing Authority.

2. Internal control over financial reporting:
   a Material weakness(es) identified? _____ yes ___X___ no
   b Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ yes ___X___ none reported

3. Noncompliance material to financial statements noted? _____ yes ___X___ no

Federal Awards

4. Internal control over major programs:
   a Material weakness(es) identified? _____ yes ___X___ no
   b Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ yes ___X___ none reported

5. The auditors' report expresses an unqualified opinion for all major programs.

6. Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133? _____ yes ___X___ no

7. The programs tested as major programs include:

Name of Federal Program	CFDA Number
Public Housing Capital Fund Program	14.872

8. The threshold for distinguishing Type A and B programs was $300,000.

9. The Authority was determined to be a low-risk auditee.

B. Findings – Financial Statement Audit

None reported.

C. Findings and Questioned Costs – Major Federal Award Programs Audit

None reported.

II. STATUS OF PRIOR YEAR AUDIT FINDINGS

There were no findings reported relative to Major Federal Award Programs for the year ended June 30, 2007.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

Statement and Certification of Actual Modernization Costs – Completed
June 30, 2008

1. The Actual Capital Fund Grant Costs of Phase GA06P86501-05 are as follows:

Funds Approved	$ 695,484
Funds Expended	695,484
Excess (Deficiency) of Funds Approved	$ -

Funds Advanced	$ 695,484
Funds Expended	695,484
Excess (Deficiency) of Funds Advanced	$ -

2. The Actual Modernization Cost Certificate for project number GA06P86501-05 is in agreement the PHA's records.

3. The distribution of costs as shown on the Annual Statement/Performance and Evaluation Report dated July 9, 2007, to accompany the Actual Modernization Cost Certificate submitted and approved by HUD on August 9, 2007, is in agreement with the PHA's records.

4. All capital fund grant costs, have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

Statement and Certification of Actual Modernization Costs – Completed
June 30, 2008

1. The Actual Capital Fund Grant Costs of Phase GA06P86501-06 are as follows:

Funds Approved	$ 679,172
Funds Expended	679,172
Excess (Deficiency) of Funds Approved	$ -

Funds Advanced	$ 679,172
Funds Expended	679,172
Excess (Deficiency) of Funds Advanced	$ -

2. The Actual Modernization Cost Certificate for project number GA06P86501-06 is in agreement the PHA's records.

3. The distribution of costs as shown on the Annual Statement/Performance and Evaluation Report dated January 14, 2008, to accompany the Actual Modernization Cost Certificate submitted and approved by HUD on January 24, 2008, is in agreement with the PHA's records.

4. All capital fund grant costs, have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF WAYNESBORO

Waynesboro, Georgia

Statement of Modernization Costs – Uncompleted
June 30, 2008

	GA06P086501-07
1. Capital Fund Grant Costs are as follows:	
Funds Approved	$ 651,936
Funds Expended	635,844
Excess (Deficiency) of Funds Approved	$ 16,092
Funds Advanced	$ 635,844
Funds Expended	635,844
Excess (Deficiency) of Funds Advanced	$ -

Karp Ronning & Tindol, P.C.

Certified Public Accountants
123 Abercorn Street
Savannah, Georgia 31401
(912) 232-0475

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners of the
Housing Authority of the City of Waynesboro
Waynesboro, Georgia

We have audited the financial statements of Housing Authority of the City of Waynesboro (Authority), as of and for the year ended June 30, 2008, and have issued our report thereon dated March 9, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting
In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

We noted certain maters that we reported to management of the Authority in a separate letter dated March 9, 2009.

This report is intended solely for the information and use of management, Board of Commissioners, and the U.S. Department of Housing and Urban Development, and is not intended to be and should not be used by anyone other than these specified parties.

Karp, Ronning & Tindel, P.C.

March 9, 2009

Karp Ronning & Tindol, P.C.

Certified Public Accountants
123 Abercorn Street
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REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Housing Authority of the City of Waynesboro
Waynesboro, Georgia

Compliance

We have audited the compliance of the Housing Authority of the City of Waynesboro, Georgia, with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2008. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A- 133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended June 30, 2008.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in the Authority's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over compliance as for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

We noted certain maters that we reported to management of the Authority in a separate letter dated March 9, 2009.

This report is intended solely for the information and use of the Board of Commissioners, management and U.S. Department of Housing and Urban Development, and is not intended to and should not be used by anyone other than these specified parties.

Karp, Ronning & Tindol, P.C.

March 9, 2009