

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
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Comer, Georgia 30629</u> PHA Code: <u>GA103</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>30</u> Number of HCV units: <u>0</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					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: The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					

5.2	<p>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.</p> <p>PHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> ✓ Increase customer satisfaction ✓ Renovate or modernize public housing units ✓ Improve public housing management: (PHAS score) <p>HUD Strategic Goal: Improve community quality of life and economic vitality PHA Goal: Provide an improved living environment Objectives:</p> <ul style="list-style-type: none"> ✓ Implement public housing security improvements ✓ Other: <p>PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives:</p> <ul style="list-style-type: none"> ✓ Increase the number and percentage of employed persons in assisted families: ✓ Provide or attract supportive services to improve assistance recipients’ Employability <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:</p> <ul style="list-style-type: none"> ✓ 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
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>No significant changes have been made to the PHA Plan.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The PHA Plan for the Housing Authority of the City of Comer is available for review in the CHA office located at 55 Ivey Street, Comer, Georgia 30629 .</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The City of Comer Consolidated Plan has identified the following house needs:</p> <p>The majority housing need is one of affordability, i.e. families paying more than 30%of their income for housing costs. There is a need for affordable rental housing for the elderly, small-related households, and large-related households. Hundreds of very-low income renter households, (0%to 50%Area Median Income-(AMI)), are experiencing some housing need, which represents 80%of the very low income renter households in Madison County. Analysis of the Comer Housing Authority's waiting list not only confirms the cost-burden analysis it further emphasizes the need for affordable housing. With over fifty families currently on the waiting list, the need for affordable housing continues to grow. Twenty-two percent of those on the waiting list are elderly or disabled. Worsening national economic conditions indicate that the need for affordable housing will only increase in the foreseeable future.</p> <p>Priority #1</p> <ul style="list-style-type: none"> • elderly, small-related, and large-related renter households • Small-related and large-related owner households which are very-low, (31%to 50%AMI), and low income, (51%to 80%), existing homeowners • small-related, and large-related low income, (51%to 80%)
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Within its limited financial resources, the Comer Housing Authority will continue its comprehensive efforts to meet the affordable housing needs of those in our community through partnerships with local government, other agencies, and private industry. The CHA will continue its modernization efforts, as funds allow, ensuring the quality of its own apartments and safe, decent, sanitary housing.</p>

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

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

The Housing Authority is providing an improved living environment by attracting more working families to live in its communities.

The Comer Housing Authority is meeting its stated goals and objectives through comprehensive planning and programming. Modernization of CHA rental properties is ongoing under the limited funding of the Capital Fund program. The continued strong partnership with the Madison County Police Department results in a comparatively low crime rate on CHA properties. *Although the* Comer Housing Authority is pleased with its progress and remains confident in its ability to successfully achieve its goals and objectives, the continued decrease in operating subsidy and capital funding combined with increased regulatory requirements greatly jeopardizes the HA's ability to efficiently, effectively and appropriately serve low income families.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Substantial deviations of significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners. The Authority reviews any amounts over \$5000.00 with its board.

In compliance with the Violence Against Women Act, the housing authority revised its lease and ACOP in April 2006. This provides the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Community Service Requirements: Residents are introduced to the Community Service Requirements at their initial admission into public housing. They are required to sign acknowledgement of the requirements and upon signing a lease. Non-exempt residents must report compliance on a monthly basis, where individual tracking records are kept by the Office Assistant. Details are included in the resident lease as well as the ACOP.

Resident Advisory Board

Residents of the Comer Housing Authority are in agreement with request for CFP funding. Resident request for door chimes and peepholes have been included in the 5 year plan.

Mr. George Tittle is resident board member for the Comer Housing Authority.

VAWA Policy

The Housing Authority will promote and abide by the VIOLENCE AGAINST WOMEN ACT (VAWA) that was signed by President Bush on January 5, 2006. The Housing Authority will support or assist victims of domestic violence, dating violence, sexual assault stalking and/or others as required by the law to prevent them from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. The Housing Authority will adhere to HUD requirements regarding the VAWA pertaining to Public Housing.

The Housing Authority will take action to protect the safety and welfare of all our residents when repeated offenses occur. In the event the victim being protected shows a willingness to continue relationships with such abusers, continues to have them as guests in their home and incidents continue to occur, the victim could be evicted in order to protect our other residents.

Part I: Summary	
PHA Name: Housing Authority of the City of Comer, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P10350110 Replacement Housing Factor Grant No: Date of CFFP: 10/16/2009
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	46182			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary						
PHA Name: Housing Authority of the City of Comer, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P10350110 Replacement Housing Factor Grant No: Date of CFFP: 10/16/2009			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	46182				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director Margaret B. Kellum Date 10/16/2009				Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Comer, Georgia 30629			Grant Type and Number Capital Fund Program Grant No: GA06P10350110 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA103 PHA Wide	operations	1406	30	46182				
GA103 PHA Wide	Subtotal	1406	30	46182				
GA103PHA Wide	Total	1406	30	46182				

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.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of the City if Comer, GA 30629		Housing Authority of the City GA103		Locality (City/County & State) Comer, Georgia Madison County		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
A.	Development Number and Name GA 103 PHA Wide Housing Authority of the City of Comer, GA 30629	Work Statement for Year 1 FFY _____ _____2010____	Work Statement for Year 2 FFY ____2011_____	Work Statement for Year 3 FFY _____2012_____	Work Statement for Year 4 FFY _____2013_____	Work Statement for Year 5 FFY ____2014_____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		46182.00	46182.00	46182.00	46182.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	46182.00	46182.00	46182.00	46182.00	46182.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2010____	Work Statement for Year __2011____ FFY ____2011____			Work Statement for Year: ____2012____ 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	GA 103 <i>Housing Authority of the City of Comer, GA 30629</i>			GA 103 <i>Housing Authority of the City of Comer, GA 30629</i>		
Annual Statement	Remodel kitchens, repair/replace water/drain lines replace flooring Replace/repair bathroom windows, repair/replace windows repair/replace sidewalks, driveways Add parking space Purchase office / Maintenance tools and equipment (copier, 3 fireproof file, fax, computer ,weed eater, lawn mower, paint sprayer, blower) interior Painting, ceiling Repairs ,flooring, interior doors, storm doors <i>Heaters, replace water heaters, stoves, refrigerators, install vent hoods</i>	PHA _Wide	46182.00	Interior doors Door hardware Screen/storm doors Repair / replace windows Remodel kitchens Moveable cabinets Replace flooring Add parking spaces Purchase office/ maintenance equipment service vehicle, security system ,desk, book shelves, Install 3 covered porches Interior painting Water/ drain lines Repair/replace roofing, replace water heaters, stoves, install vent hoods, door chimes, peepholes, reglaze tubs,	PHA Wide	46182.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2010____	Work Statement for Year ____2013____ FFY ____2013____			Work Statement for Year: ____2014____ 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	GA 103 <i>Housing Authority of the City of Comer, GA 30629</i>			GA 103 <i>Housing Authority of the City of Comer, GA 30629</i>		
Annual Statement	Remodel kitchens replace flooring Repair/replace Windows Replace appliances, water heaters, heat/a-c units Repair /replace drain lines Install laundry facility if needed Purchase washers, dryers Bathroom cabinets Replace light fixtures Repair/replace roofing, chainsaw, sewer camera/auger, floor machine	PHA Wide	46182.00	Replace/ repair Water/drain line Windows Doors (int. /ext.) Kitchen cabinets Kitchen sinks Repair / replace roofing Purchase office/ maintenance supplies needed (commodes, lavatories, phone, fax, copier, computer, pressure washer, exterior signs, maintenance truck toolboxes, repair/replace fencing, exterior lighting,	PHA Wide	46182.00

Capital Fund Program—Five-Year Action Plan

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

	Subtotal of Estimated Cost	\$46182.00	Subtotal of Estimated Cost	\$46182.00
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Capital Fund Program—Five-Year Action Plan

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

	Subtotal of Estimated Cost	\$46182.00	Subtotal of Estimated Cost	\$46182.00
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