

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

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Buchanan</u> PHA Code: GA124 PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> 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: 46 Number of HCV units: None				
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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Provide affordable housing for low and very-low income families in the Authority's jurisdiction.				
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. (ga124g02)				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (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. The Administrative office at 106 Griffith St. located in Buchanan, GA				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable</i> (Not Applicable)				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached as HUD Form 50075.1 (ga125b02)				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached as HUD Form 50075.2 (ga124c02)				
8.3	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. Not Applicable				
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. (ga124h02)				

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. (ga124h02)</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (ga124g02)</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” (ga124d02)</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (ga124e02)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (ga124e02)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (ga124e02)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (ga124e02)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (Not Applicable)</p> <p>(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. (ga124f02)</p> <p>(g) Challenged Elements (ga124f02)</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (ga124b02)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (ga124c02)</p>

Attachment ga124a02

The Housing Authority of the City of Buchanan

Annual Plan

Fiscal Year 07/01/2010 – 06/30/2011

Violence Against Women Act Report

The Housing Authority of the City of Buchanan provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Due to funding deficiencies, the Housing Authority of the City of Buchanan does not offer any activities, services or programs either directly or in partnership with other service agencies. However, the Housing Authority of the City of Buchanan will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Housing Authority of the City of Buchanan provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

Due to funding deficiencies, the Housing Authority of the City of Buchanan does not offer any activities, services or programs either directly or in partnership with other service agencies. However, the Housing Authority of the City of Buchanan will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Housing Authority of the City of Buchanan provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Due to funding deficiencies, the Housing Authority of the City of Buchanan does not offer any activities, services or programs either directly or in partnership with other service agencies. However, the Housing Authority of the City of Buchanan will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

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 Buchanan Housing (GA124)		Harralson County, Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY ____2011____	Work Statement for Year 3 FFY ____2012____	Work Statement for Year 4 FFY ____2013____	Work Statement for Year 5 FFY ____2014____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		79,511	79,511	79,511	79,511
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		79,511	263,531	79,511	79,511

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 Annual Statement						
	N/A			N/A		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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 Annual Statement						
	N/A			N/A		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Attachment ga124d02

Supporting Document

Housing Authority of the City of Buchanan

Annual Plan

Fiscal Year 07/01/2010 – 06/30/2011

**Definition of Substantial Deviation and Significant
Amendment or Modification**

“Substantial deviations” - are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Buchanan that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

“Significant amendments or modifications” - are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Buchanan that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

Housing Authority of the City of Buchanan

106 Griffith Street
Buchanan, Georgia 30113
(770) 646-3775

ITEM 11.0 (f) (ga124f02)

ITEM 11.0 (g) (ga124f02)

To Whom It May Concern:

RE: Agency Plan for Fiscal Year 07/01/2010 – 06/30/2011

The Housing Authority of the City of Buchanan does not have a Resident Advisory Board. The Authority for many years attempted to organize such an entity to no avail. The Authority consists of 46 public housing units located in rural northwest Georgia near the Alabama state line.

There were no comments received from residents, and all were notified of the pending Agency plan and its contents, and there were no comments or attendance at the Public Hearing held June 30, 2010.

Therefore, there were no items of the Agency Plan that were challenged by anyone.

Housing Authority of the City of Buchanan

**Statement of Progress in Meeting the FY 2005 – 2010 5-Year Plan
Goals and Objectives**

Fiscal Year 07/01/2010 – 06/30/2011

Attachment ga124g02

The following table reflects the progress we have made in achieving our goals and objectives:

GOAL 1: IMPROVE THE QUALITY OF ASSISTED HOUSING	
Objective	Progress
The Housing Authority will renovate and modernize the public housing units at all sites as funds are available from the Capital Fund Program (CFP).	This is a continuous and on-going goal and is still being implemented in the current 5 year plan as HUD and the U S Congress makes funds available.

GOAL 2: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING	
Objective	Progress
The Housing Authority shall ensure that all applicants are treated exactly the same when housing decisions are made.	This is an on-going goal and is still being implemented in the current 5 year plan. The staff of the Authority attends training annually to avail themselves of all new and changed requirements for fair housing, these are produced by GAHRA, NAHRO and SERC.

These continue to be the goals and objectives of the Housing Authority of the City of Buchanan.

Housing Authority of the City of Buchanan

Housing Needs and the Strategy for Addressing the Housing Needs of Families In the Jurisdiction and on the Waiting List

Fiscal Year 07/01/2010 – 06/30/2011

Attachment ga124h02

The Housing Authority of the City of Buchanan has determined that there is a shortage of safe, decent, affordable housing in its local jurisdiction. This is consistent with the Consolidated Plan for the State of Georgia.

The Authority plans the following to address the housing needs of the families in the jurisdiction and those on the waiting list during the fiscal year beginning July 1, 2010:

Employ effective and efficient maintenance and management policies to minimize the number of public housing units off-line for more than the days required to prepare the unit for re-occupancy.

Enforce and advertise the Authority's rent policies that support and encourage working families to apply for housing.

Enforce the provisions of the ACOP that details the preferences for working head of household and living in the jurisdiction of the Authority for at least one year.