

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.

A. GOALS & OBJECTIVES FOR FISCAL YEARS 2010 – 2014:

1. Systemic Assessment and Renovation of our Housing Stock:

Currently we have three Tasks at the A & E that will take us through FY 2012 to complete at the minimum. Once we are near the completion of the third Task 3, we will address the renovation of Development 7 Elderly which will take us through FY 2015.

2. Over the next five years we would like to reduce our turnover rate to an average of 50 per year maximum.

3. Over the next five years we would like to reduce our vacancy rate to an average of 60 units maximum.

4. Over the next five years we would like to increase the Physical (PASS) portion of our PHAS score to the following levels based on a 30 point scale. We believe these numbers will be affected by continuing our renovation schedule and persistent follow-up of our housekeeping and 100% inspections.

FY 2010: 24 out of 30

FY 2011: 24 out of 30

FY 2012: 25 out of 30

FY 2013: 26 out of 30

FY 2014: 27 out of 30

5. We will submit an application for the demolition of GA 133-2, Queen City Heights by the end of Fiscal year 2010

6. Alma Housing Authority may convert 0-bedroom units into 1- and 2-bedroom units to increase the marketability of the units, contingent upon the availability of CFP funds.

B. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2000 – 2004:

1. We have made improvements in our PHAS score over the past 9 years but still lose points on those sub-categories indexed against vacancies.

2. We improved our Customer Satisfaction scores on the RASS survey to 9 points on a 10 point scale for the two most recent surveys. The survey was not conducted in FY 2008 and has subsequently been eliminated in the new PHAS.

3. We have improved the staff qualifications and improved management functions in the past 9 years. Our staff has obtained training in all areas outlined as goals and the top three staff positions have obtained PHM certification.

4. Although we do not actively assign units based upon this criteria, our deconcentration statistics show that our developments typically fall within the +/- 15% guidelines established by HUD for the deconcentration of poverty.

5. I believe that at least three goals established in the previous 5-Year Plan were unrealistic. The demolition of 62 units probably indicates that the previous administration planned to demolish developments 1 and 2. Having run some preliminary numbers for development 2, I do not believe that the proposed demo would have met the TDC (Total Development Cost) threshold. However the renovation of development 1 led to a reduction of our vacancy rate by about 50 units. I believe the other goals of a 3% vacancy rate and the issuance of vouchers was unrealistic and unwarranted respectively.

C. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009:

1. I believe that the goals set in the second 5-Year Plan were similar but more reasonable than those proposed in the initial 5-Year Plan. Reduced vacancies and improvement in the PHAS score were outlined in this Plan and will continue to be part of the next 5-Year Plan because they are the most pressing issues facing the maintenance staff.

2. While we have not addressed security issues directly, we continue to work closely with the Alma Police Department to provide a secure environment. Despite having more than 10% of the City population, we average 6- 16% of the number of incident reports written by the Police Department. Additionally, we are researching the concept of defensible space in relation to the proposed renovation of the elderly section of Development 7 (AMP 2).

3. Another goal from the past 5-Year Plan was to increase the number of employed people living in housing. As we have reduced vacancies, our rent role has increased and our PILOT payment has been higher for FY 2007 and FY 2008 than in any previous year despite the economic downturn.

4. One area where we need to show improvement is in the area of supportive services for our residents. Since the end of PHDEP, we have attempted to partner with non-profit service providers but have had limited success. While our primary issue is vacancy reduction, our second most important issue is providing additional support services for our residents.

6.0

PHA Plan Update

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

1. Eligibility, Selection, Admissions Policies –

A. Our Board of Commissioners adopted Resolution #09-10 which clarified three points of our ACOP Policy;

- 1. Amend the ACOP to define “reasonable amount of Child Care Expense deduction as an amount charged by a local day care facility.
- 2. The head of household must have legal guardianship of any child who is being added to the lease for the household to receive the dependent exemption of \$480. This information will be cross checked against DFCS and local schools.
- 3. A DFCS placement in a unit lasting longer than 15 calendar days in a fiscal year must go through the application process to be added to the lease. This process will include providing a Social Security Card, birth certificate and proof of any income associated with this child. If the placement is considered a foster child, the placement will be governed by the ACOP Policy guidelines on foster care children which will include written notification to the Alma Housing Authority.

B. Our Board of Commissioners adopted Resolution #09-04 which made this change to the lease. Specifically, on point 7a (xx) of the lease, we will delete the phrase “on or near public housing premises.” The lease will now read, “Tenant agrees that he/she or any member of tenant’s household or guest or other person under tenant’s control shall not engage in criminal activity, including drug related criminal activity while the tenant is a tenant in public housing, and such criminal activity shall be considered a serious violation of the Dwelling Lease and will be grounds for termination of tenancy.”

2. Financial Resources – Financial resources change yearly and often are not determined until the end of the Federal Fiscal Year in September. The projected resources we have available are itemized in the Financial Resources chart, which is a Supporting Document to the Plan.

3. Rent Determinations – No changes

4. Operations and Management – No changes

A. The Board of Commissioners adopted Resolution #09-05 Fraud Policy in keeping with HUD guidelines.

B. The Board of Commissioners adopted Resolution #09-06 Investment Policy which can affect General Fund cash balances greater than \$125,000 except in times of economic uncertainty.

C. The Board of Commissioners adopted Resolution #09-03 Procurement Policy for standard and ARRA procurement

5. Grievance Procedures – No changes

6. Designated Housing for Elderly and Disabled Families – No changes

7. Community Service and Self-Sufficiency – No changes

8. Safety and Crime Prevention – No changes

9. Pets – Added the new language of the Final Rule on Pet Ownership in the 10/27/2008 *Federal Register* related to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities

10. Civil Rights Certification – No changes

11. Fiscal Year Audit – Our 2008 Audit has not been conducted yet so I will use FY 07 as a reference. In this audit the Management Letter noted the following issues:

A. “Account Payables were not booked as of 12/31/2007. Auditor suggests PHA have fee accountant examine January’s invoices to determine if any should be set up as a payable.” Our fee accountant now sets any year end invoice up as payable for the fiscal year it was generated.

B. “Auditor suggests that all policies be reviewed and updated if necessary.” We have reviewed our policies and have made changes outlined above.

12. Asset Management – Until HUD makes Asset Management mandatory for agencies our size, the Alma Housing Authority will continue to opt out of its implementation

13. Violence Against Women Act (VAWA) – No changes. Alma Housing Authority’s VAWA Statement is a Supporting Document Available for Review.

(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.

A copy is at the main administrative office of the Alma Housing Authority

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> <p>HOPE VI – Not Applicable</p> <p>Mixed-Finance Modernization or Development – If circumstances warrant, Alma Housing Authority may become involved in mixed-finance development</p> <p>Demolition and/or Disposition – Alma Housing Authority will submit an application for the demolition of GA 133-2, Queen City Heights by the end of Fiscal year 2010</p> <p>Conversion of Public Housing – Not Applicable</p> <p>Section 8 Homeownership Program – Not Applicable</p> <p>Public Housing Homeownership Program – Not Applicable.</p> <p>Project-Based Vouchers – Not Applicable</p> <p>Other – Alma Housing Authority may apply for new programs if NOFAs are issued by HUD or other appropriate opportunities are presented.</p> <p>Alma Housing Authority may convert 0-bedroom units into 1- and 2-bedroom units to increase the marketability of the units, contingent upon the availability of CFP funds.</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> <p>Attachment A – FY 2010 Capital Fund Program Annual Statement Attachment B – FY 2009 Capital Fund Program Annual Statement Attachment C – FY 2009 ARRA Capital Fund Program Performance and Evaluation Report Attachment D – FY 2008 Capital Fund Program Performance and Evaluation Report & Budget Revision # 1</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> <p>Attachment E – Capital Fund Program 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> <p>Not Applicable this year</p>

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.

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	194	5	5	4	3	3	3
Income >30% but <=50% of AMI	59	4	4	4	3	3	3
Income >50% but <80% of AMI	8	3	3	3	3	3	3
Elderly	18	3	3	3	3	2	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity-White	89	3	3	3	3	3	3
Race/Ethnicity-Black	169	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 (2000)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing Waiting List

Housing Needs of Families on the Waiting List- Public Housing			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	34		62 units
Extremely low income <=30% AMI	2	6%	
Very low income (>30% but <=50% AMI)	23	68%	
Low income (>50% but <80% AMI)	9	26%	
Families with children	18	53%	
Elderly families	6	17%	
Families with Disabilities	5	15%	
Race/ethnicity-White	12	35%	
Race/ethnicity-Black	22	65%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	-0-		1 unit
1BR	14	41%	15 units
2 BR	12	35%	23 units
3 BR	4	12%	14 units
4 BR	3	9%	8 units
5 BR	1	3%	1 unit
6 BR	-0-	0	0 unit
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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>We plan to continue the systematic renovation of our housing stock over the next 5 years. This strategy will include increasing the number of elderly units needed by merging obsolete zero and one-bedroom units into one larger unit with increased amenities. We also intend to increase security by defining the elderly units with Defensible Space techniques.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="padding-left: 40px;">This was already included in Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Housing Authority of the City of Alma has adopted a definition of substantial deviation and significant amendment or modification:</p> <p>A. Substantial Deviation from the 5-year Plan:</p> <p style="padding-left: 40px;">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.</p> <p>B. Significant Amendment or Modification to the Annual Plan:</p> <p style="padding-left: 40px;">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:</p> <ul style="list-style-type: none"> ▪ Changes to rent or admissions policies or organization of the waiting list. ▪ Additions of non-emergency work items over \$50,000(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	<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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</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.</p> <p style="padding-left: 40px;">See Attachment F</p> <p>(g) Challenged Elements – See Attachment G</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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: Alma Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Revised Annual Statement (revision no:)		Final Performance and Evaluation Report				
			Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended	
1		Total non-CFP Funds							
2		1406 Operations (may not exceed 20% of line 21) ³		47,004.00					
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		30,000.00					
8		1440 Site Acquisition							
9		1450 Site Improvement							
10		1460 Dwelling Structures		382,362.00					
11		1465.1 Dwelling Equipment—Nonexpendable		5,000.00					
12		1470 Non-dwelling Structures							
13		1475 Non-dwelling 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							
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)		474,366.00					

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.

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

Part I: Summary

PHA Name: Alma Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 			Date	Signature of Public Housing Director		Date

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Part I: Summary

PHA Name: Alma Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-09 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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			47,004.00			
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			30,000.00			
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			382,362.00			
11	1465.1 Dwelling Equipment - Nonexpendable			5,000.00			
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling 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						
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)			474,366.00			

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Part I: Summary		PHA Name: Alma Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-09 Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised²	Obligated	Total Actual Cost¹	Expended
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 10/16/09		Signature of Public Housing Director		Date	

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Part I: Summary		Grant Type and Number	
PHA Name: Alma Housing Authority		Capital Fund Program Grant No: GA06 S133 501-09	
		Replacement Housing Factor Grant No: Date of CFFP:	
		FFY of Grant: 2009 - S	
		FFY of Grant Approval: 2009 - S	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFF 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			17,086.00		0	0
8	1440 Site Acquisition						
9	1450 Site Improvement			60,000.00		0	0
10	1460 Dwelling Structures			450,000.00		0	0
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures			80,000.00		0	0
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

PHA Name: Alma Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06 S133 501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2009 - S FFY of Grant Approval: 2009 - S
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹	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)		607,086.00		0	0
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>[Signature]</i>		Date <i>10/12/09</i>	Signature of Public Housing Director		Date	

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Part II: Supporting Pages

PHA Name:		Alma Housing Authority		Grant Type and Number		Capital Fund Program Grant No: GA06 S133 501-09		Federal FFY of Grant: 2009 - S		CEFP (Yes/ No):		Replacement Housing Factor Grant No:	
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						
GA133-4	Non Dwelling Structures	1470		80,000.00		0	0						
Admin. Building	-Abate asbestos												
	-New heat pumps												
	-Electric conversion												
	-New roof												
	New storage room												
	Subtotal 1470	1470		80,000.00		0	0						
	Grand total			607,086.00		0	0						

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² To be completed for the Performance and Evaluation Report.

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 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008	
PHA Name: Alma Housing Authority		FFY of Grant Approval: 2008	
Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-08		Date of CFP:	
Replacement Housing Factor Grant No:			

Line	Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
		Summary by Development Account	Original	Revised ²	Obligated	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	47,004.00	47,004.00	47,004.00	0.00	0.00
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	30,000.00	30,000.00	30,000.00	110,018.26	61,734.92
9	1450 Site Improvement	0.00	15,000.00	15,000.00	0.00	0.00
10	1460 Dwelling Structures	367,602.00	352,602.00	352,602.00	215,831.23	210,754.40
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	5,000.00	5,000.00	0.00	0.00
12	1470 Non-dwelling Structures	20,000.00	20,000.00	20,000.00	0.00	0.00
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	10,000.00	10,000.00	10,000.00	18,554.80	18,554.80
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary

PHA Name: Alma Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06 P133 501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:3)
 Performance and Evaluation Report for Period Ending: 6/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	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)		479,606.00	479,606.00	344,404.29		291,044.12
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director <i>[Signature]</i>		Date <i>10/13/09</i>	Signature of Public Housing Director		Date		

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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
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Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant: 2008												
Alma Housing Authority		Capital Fund Program Grant No: GA06 P133 501-08		Replacement Housing Factor Grant No:												
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		
Authority-Wide		Operations		1406				47,004.00		47,004.00		0		0		Computer software
		PH Operations						47,004.00		47,004.00		0		0		update pending
		Subtotal 1406						47,004.00		47,004.00		0		0		
GA 133-3		Fees and Costs		1430												
Washington Heights		A&E Task 6, Air Monitor								12,016.92		12,016.92				Task 6 complete
GA 133-3		A&E Task 7, Asbestos Abatement								49,082.00		12,562.00				Task 7 @ A&E
Washington Heights		A&E Task 8, Construction Contract								48,919.34		37,156.00				Task 8 @ A&E
Sun City Courts		Subtotal 1430						30,000.00		30,000.00		110,018.26		61,734.92		
		Site Improvement		1450												
Authority-Wide		Grind sidewalks for trip/fall hazards						0		15,000.00		0		0		Add category for REAC Inspection
		Subtotal 1450						0		15,000.00		0		0		
		Dwelling Structures		1460												
GA 133-3		Task 6 - New electrical service & conversion, HVAC, storm doors, VCT, insulation						50 units		205,677.57		205,677.57				Task 6 complete
Washington Heights																
GA133-7		D-7 - Warehouse electrical repair for REAC Inspection								5,076.83		5,076.83				Project complete
Albert Pitts Homes																
		Subtotal 1460						367,602.00		352,602.00		215,831.23		210,754.40		

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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Alma Housing Authority

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
					Part III Not Applicable Alma Housing Authority is not participating in the CFPP

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.

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: GA133		Locality (City/County & State) Alma/Bacon, 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	392,362.00	392,362.00	392,362.00	392,362.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other **		35,000.00	35,000.00	35,000.00	35,000.00
G.	Operations		47,004.00	47,004.00	47,004.00	47,004.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		474,366.00	474,366.00	474,366.00	474,366.00
L.	Total Non-CFP Funds					
M.	Grand Total		474,366.00	474,366.00	474,366.00	474,366.00

* **Physical Improvements = 1460 + 1495.1 Accounts**

** **Other = 1430 + 1465.1 Accounts**

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 (Continuation)						
PHA Name/Number: GA133		Locality (City/County & State) Alma/Bacon, 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
		Annual Statement				
	GA133-3, AMP-2		0.00	474,366.00	474,366.00	474,366.00
	Washington Heights					
	GA133-6, AMP-1		474,366.00	0.00	0.00	0.00
	Sun City Terrace					

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	GA133-6, Amp-1			GA133-3 Amp-2		
Annual	Sun City Terrace			Washington Heights		
Statement	1410 Operations		47,004.00	1410 Operations		47,004.00
	Subtotal 1410		47,004.00	Subtotal 1410		47,004.00
	1430 Fees & Costs			1430 Fees & Costs		
	A&E, Air Monitor		30,000.00	A&E, Air Monitor		30,000.00
	Subtotal 1430		30,000.00	Subtotal 1430		30,000.00
	1460 Dwelling Structure			1460 Dwelling Structure		
	Phase III, D-6 asbestos abatement, electrical conversion, new interiors		382,362.00	Phase III, D-6 asbestos abatement, new interiors for Task 9.		382,362.00
	Subtotal 1460		382,362.00	Subtotal 1460		382,362.00
	1465.1 Dwelling Equipment – Non-Exp.	10 Units		1465.1 Dwelling Equipment – Non-Exp.	10 Units	5,000.00
	Appliances	@500/unit	5,000.00	Appliances	@500/unit	
	Subtotal 1465.1		5,000.00	Subtotal 1465.1		5,000.00
	1495.1 Relocation Costs		10,000.00	1495.1 Relocation Costs		10,000.00
	Relocate residents for abatement			Relocate residents for abatement		
	Subtotal 1495.1		10,000.00	Subtotal 1495.1		10,000.00
	Subtotal of Estimated Cost		\$474,366.00	Subtotal of Estimated Cost		\$474,366.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Although there may be management needs, the physical improvements of Alma Housing Authority’s developments take priority for our residents due to limited CFP funds.

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 3 FFY 2013		Work Statement for Year 4 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Although there may be management needs, the physical improvements of Alma Housing Authority’s developments take priority for our residents due to limited CFP funds.

Attachment F

Housing Authority of the City of Alma

Five Year Plan

Fiscal Years 01/01/2010 – 01/01/2014

Comments of the Resident Advisory Board

Alma Housing Authority conducted a meeting with the Resident Advisory Board (RAB) on

Sept of the RAB individually.

Elements of the PHA Plan Template and the Capital Fund Program grants were discussed. Following are the comments as presented by the RAB, along with Alma Housing Authority responses:

See attached

The RAB members agreed with the overall Plan as presented and no further suggestions or changes were offered by them.



Randy Welty, Executive Director
Housing Authority of the City of Alma

September 15, 2009

RAB Comments

Linda Lurty
401 E. 12th Street Apt. S
Alma, GA. 31510
Representing Development 4/5

Q. How long will the renovation to Development 5 take?

A. Once signed, the contract will be for 210 days. We are being held up right now waiting for our environmental review so it could be another 45 to 60 days before we can start the project.

Q. Are they making the end units smaller?

A. No, there is no change in the size of the end units but there will be some reconfiguring of the floor plan to create a mechanical closet and allow for standard size appliances.

Q. In what order are the other renovations being done?

A. We will use our ARRA money to renovate Development 5 and then renovate Development 6 in three phases. Then we will do an abatement project in Development 3 in about three phases.

Q. How about Nicholls (Nicholls Housing Authority)?

A. Because we manage Nicholls, but have not consolidated, it has its own capital fund money and projects independent of the Alma Housing Authority.

Q. When will the RAB begin meeting again?

A. Tony Madison (Occupancy Supervisor) is trying to find new members for the RAB for Developments which do not have representatives. Then he will start meeting again.

Sabrina Parrish
808 E. 20th Street
Alma, GA. 31510
Representing Development 3

Q. Are you selling any units on 12th St. to the hospital?

A. No, there are no plans to sell units to the hospital. We will be submitting a Disposition application for the park in Development 7 and will attempt to sell it if the application is approved. We plan to submit a Demolition application for Development 2 but there is a proposed moratorium on all Demolition applications and it may not have much of a chance.

Q. Are you moving anyone else into Development 3?

A. Yes, we plan to admit a few more residents but leave 10 units vacant so that we can relocate residents from Development 6 for our FY 2009, 2010, 2011 Capital Fund projects. See the 5-year Plan summary of work items for details.

Q. Development 1 looks good! Will our units look that nice? Will all units be total electric?

A. Yes, when we get back to Development 3 for FY2012, FY2013 and FY2014, we will paint the exteriors and they will look as good as Development 1. When we complete one full cycle of renovations all of our units will have been converted to total electricity.

General comments: "I think you are doing a good job. I'm glad the Head Start program is in this Development because it made it easy for me to get my children there and I'm glad that there is a police officer living in our Development now.

The Alma Housing Authority has admitted three police/sheriff officers to public housing with a fourth pending. Our Board of Commissioners had the foresight to offer them a flat rent of \$150.00 per month which matches the rate we charge employees. The city and county have been gracious enough to let the officers take their service vehicle home with them which gives us increased presence in our Developments.

Lucy Fedrick
527 E. 12th Street
Alma, GA. 31510
Representing Development 7

Lucy reviewed the Plan but had no comments.

Marilyn Smiley
217 E. Fifth Street
Alma, GA. 31510
Resident Commissioner and representing Development 1.

Marilyn reviewed the Plan but had no comment.

Attachment G

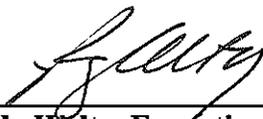
Housing Authority of the City of Alma

Five Year Plan

Fiscal Years 01/01/2010 – 01/01/2014

Challenged Elements

There were no challenged elements to the Housing Authority's Annual Plan



**Randy Welty, Executive Director
Housing Authority of the City of Alma**

September 15, 2009