

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Blackshear Housing Authority</u> PHA Code: <u>GA134</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>56</u> Number of HCV units: <u>0</u>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b>See Attached</b>																										
<b>5.1</b>	<b>Mission.</b> 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: <b>See Attached</b>																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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. <b>See Attached</b>																										
<b>6.0</b>	<b>PHA Plan Update</b> (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. <b>See Attached</b>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>See Attached</b>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b>See Attached</b>																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <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.																										
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Attached</b>																										

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested. <b>See Attached</b></p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

**BLACKSHEAR HOUSING AUTHORITY**

**FY2010 FIVE-YEAR AGENCY PLAN AND  
ANNUAL UPDATE INFORMATION**

**5.0 Five-Year Plan**

**5.1 Mission Statement**

The Mission of the Housing Authority of the City of Blackshear, Georgia is to be a community leader in providing affordable housing and services to low and moderate income families and elderly and disabled families; promote self sufficiency and economic stability for its residents; promote neighborhood revitalization and collaboration; and to be a participant in providing the highest quality of life for the residents of the community.

**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)

- 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)

**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: 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)

## 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 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Waycross Housing Authority Main Office which is located at 1130 Tebeau Street in Waycross, Georgia.

## 2. Financial Resources

A table below lists the Blackshear Housing Authority'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.

<b>Funding Source</b>	<b>Amount</b>	<b>Use</b>
FY2010 PH Operating Fund	\$135,000	Operations
FY2010 Capital Fund Program	\$85,390	Modernization
FY2009 Capital Fund Program	\$85,390	Modernization
FY2009 ARRA Grant	\$108,652	Modernization
Dwelling Rental	\$54,000	Operations
Other Tenant Income	\$12,000	Operations
Interest	\$9,625	Operations
<b>Total</b>	<b>\$490,057</b>	

## 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 Blackshear Housing Authority'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 March 31, 2009 will be on display with the Agency Plan.

### **13. Violence Against Women Act (VAWA)**

The Housing Authority of the City of Blackshear 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. Also, 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. 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.

The Housing Authority notifies all applicants of the Violence Against Women 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 0/00/0000 b. Projected end date of activity: 00/00/0000

(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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> 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) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**(e) Project-Based Vouchers**

The Blackshear Housing Authority 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:

ga134a01 – FY2010 CFP Annual Statement  
ga134c01 – FY2009 CFP Performance and Evaluation Report  
ga134d01 – FY2008 CFP Performance and Evaluation Report  
ga134e01 – FY2007 CFP Performance and Evaluation Report  
ga134f01 – FY2006 CFP Performance and Evaluation Report  
ga134g01 – FY2009 ARRA Grant

### **8.2 Capital Fund Program Five-Year Plan**

See attachment:

ga134b01 – FY2010-2014 CFP Five-Year Plan

### **8.3 Capital Fund Financing Program (CFFP)**

At this time, the BHA 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	144	5	5	5	3	4	3
Income >30% but <=50% of AMI	25	4	4	4	3	3	3
Income >50% but <80% of AMI	20	3	3	3	3	3	3
Elderly	123	4	4	4	3	2	3
Families with Disabilities	70	4	4	4	5	3	3
Black	124	4	4	3	3	3	3
White	75	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.

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

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

- Adopt rent policies to support and encourage work.
- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50 % of AMI**

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly**

- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities**

- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

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

**Reasons for Selecting Strategies**

- Funding constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

## **10.0 Additional Information**

### **(a) Progress in Meeting Goals and Objectives**

The Blackshear Housing Authority has evaluated its Five-year Plan and found that it is on target with its goals and objectives.

#### **Goal: Provide an improved living environment**

The Authority continues to work on a relationship with the local police department to improve security throughout its developments.

#### **Goal: Improve the quality of assisted housing.**

Training has continued to be provided as available, to staff and commissioners in order to improve customer service, office management and maintenance areas.

Meetings are ongoing with community service providers to identify alternative and potential sources of funding for programs, services and facilities available to our residents and to eliminate duplication.

Physical Improvements to the public housing units continue contingent upon Capital Funding. Renovations are ongoing at all sites and include kitchen cabinets and security screens.

Preventive Maintenance Plan procedures continue to be reviewed and updated as appropriate. Also, prompt attention to work orders led to a 93% score on the Maintenance and Repair section of the most recent Resident Assessment and Satisfaction Survey.

#### **Goal: Ensure equal opportunity and affirmatively further fair housing**

The Authority continues to strive to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

**(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 office 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](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.

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		Grant Type and Number Capital Fund Program Grant No: GA06P13450110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name: BLACKSEHAR HOUSING AUTHORITY			
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: )			
Summary by Development Account		Total Estimated Cost	Total Actual Cost <sup>1</sup>
Line		Revised <sup>2</sup>	Obligated
		Original	Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$18,000.00	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$1,000.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$10,000.00	
8	1440 Site Acquisition		
9	1450 Site Improvement	\$1,000.00	
10	1460 Dwelling Structures	\$53,390.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1483 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: BLACKSHEAR HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: GA06P13450110 Replacement Housing Factor Grant No: Date of CFFP:	
<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: )	
Summary by Development Account		Final Performance and Evaluation Report	
Line		Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	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)	\$85,390.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>Parlene Strickland</i>		Signature of Public Housing Director	
Date: 01/12/10		Date	

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









**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>					
Blackshear Housing Authority GA134					
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	\$53,390.00	\$53,390.00	\$53,390.00	\$53,390.00	\$53,390.00
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
F. Other		\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00
G. Operations		\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CFP Funds		\$85,390.00	\$85,390.00	\$85,390.00	\$85,390.00
L. Total Non-CFP Funds					
M. Grand Total					









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

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant: 2009</b>	
PHA Name: Blackshear Housing Authority		Capital Fund Program Grant No: GA06P13450109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$85,390.00		\$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				
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 <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Blackshear Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13450109 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no: )	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
			<b>Expended</b>
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)	\$85,390.00	\$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		
Signature of Executive Director: <i>Darlene Strickland</i>		Date: 01/12/10	Signature of Public Housing Director
			Date

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







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 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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 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Blackshear Housing Authority		Capital Fund Program Grant No: GA06P13450108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$25,000.00		\$25,000.00	\$25,000.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$2,500.00		\$2,500.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00		\$10,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00		\$10,000.00	\$0.00
10	1460 Dwelling Structures	\$35,737.00		\$35,737.00	\$3,708.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,600.00		\$2,600.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Blackshear Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13450108 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <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	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$85,837.00	\$28,708.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: DARLENE STRICKLAND		Date: 01/12/10	Signature of Public Housing Director
			Date

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







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 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		Grant Type and Number	FFY of Grant: 2007
PHA Name: Blackshear Housing Authority		Capital Fund Program Grant No: GA06P13450107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2007
Type of Grant		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no: )	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$25,000.00	\$25,000.00
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$2,500.00	\$2,500.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$10,000.00	\$0.00
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	\$47,577.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,600.00	\$0.00
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2007 FFY of Grant Approval: 2007	
PIA Name: Blackshear Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13450107 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009	<input type="checkbox"/> Reserve for Disasters/Emergencies Summary by Development Account	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line		Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PIA		Expended
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)		
21	Amount of line 20 Related to LBP Activities	\$87,677.00	\$87,677.00
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>Darlene Strickland</i>		Signature of Public Housing Director	
Date 01/12/10		Date	

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

Part II: Supporting Pages										
PHA Name: Blackshear Housing Authority					Federal FFY of Grant: 2007					
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Grant Type and Number Capital Fund Program Grant No: GA06P13450107 CFFP (Yes/ No): Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide		Operations	1406	LS		\$25,000.00		\$25,000.00	\$25,000.00	Completed
PHA-Wide		Sundry	1410	LS		\$2,500.00		\$2,500.00	\$390.00	In Progress
PHA-Wide		Fees & Costs								
PHA-Wide		Architectural and Engineering Fees	1430	1		\$5,000.00		\$5,000.00	\$0.00	In Process
PHA-Wide		Clerk of the Works	1430	1		\$5,000.00		\$5,000.00	\$0.00	In Process
GA134-003	Ware Street Homes	Rehab exterior - painting, doors, siding , roofs - Interior windows and cabinets (Phase 3)								
GA134-003	Ware Street Homes	Stoves and Refrigerators	1465.1	3 Units		\$2,600.00		\$2,600.00	\$0.00	In Process
		Total				\$87,677.00		\$87,677.00	\$25,390.00	

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

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





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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name: Blackshear Housing Authority		Capital Fund Program Grant No: GA06PI3450106 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2006	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
Expended					
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,937.86		\$1,937.86	\$1,937.86
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$83,716.14		\$83,716.14	\$45,554.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )	
PHA Name: Blackshear Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13450106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised <sup>1</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities	\$85,654.00		\$85,654.00	\$47,491.86
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>Darlene Strickland</i>		Date 01/12/10		Signature of Public Housing Director	
				Date	

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







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

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

Part I: Summary		Grant Type and Number	FFY of Grant: 2009
PHA Name: BLACKSHEAR HOUSING AUTHORITY		Capital Fund Program Grant No: GA06S13450109	FFY of Grant Approval: 2009
		Replacement Housing Factor Grant No:	
		Date of CFFP:	
Type of Grant		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	\$108,652.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: <b>BLACKSHEAR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: GA06S13450109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <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	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	\$108,652.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LEP 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>Darlene Strickland</i>		Date: 01/12/10	Signature of Public Housing Director
			Date

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







HOUSING AUTHORITY OF THE  
CITY OF BLACKSHEAR  
Blackshear, Georgia

MANAGEMENT'S DISCUSSION & ANALYSIS  
AND AUDITED FINANCIAL STATEMENTS

YEAR ENDED MARCH 31, 2009



## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority  
of the City of Blackshear  
Blackshear, Georgia 31516

Atlanta Regional Office  
Public Housing Division  
40 Marietta Street  
Five Points Plaza  
Atlanta, GA 30303-2806

We have audited the accompanying financial statements of the Housing Authority of the City of Blackshear as of and for the year ended March 31, 2009, as listed in the table of contents. These financial statements are the responsibility of the Housing 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 the *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 financial position of the Housing Authority of the City of Blackshear, as of March 31, 2009, and the 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 August 6, 2009 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and 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.

*Management's Discussion and Analysis* is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. 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 performed for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Housing Authority of the City of Blackshear. The accompanying Financial Data Schedule required by the U.S. Department of Housing and Urban Development, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion; the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Rector, Lindsay & Reeder, P.C.  
Certified Public Accountants

Snellville, Georgia  
August 6, 2009

**HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
BLACKSHEAR, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FYE: MARCH 31, 2009**

**Management's Discussion and Analysis**

The management of The Housing Authority of the City of Blackshear offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended March 31, 2009. This discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual fund issues or concerns. Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This management discussion and analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). We have made every effort to provide data that allows the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of March 31, 2009.

Questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's Executive Director.

**Financial Highlights**

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$ 1,410,042 (net assets) as opposed to \$ 1,402,308 for the prior fiscal year.
- The Authority's cash balance as of March 31, 2009 was \$ 363,738 representing an increase of \$ 69,591 from March 31, 2008.
- The Authority had total revenues of \$ 289,843 and total expenses of \$ 282,109 for the year ended March 31, 2009.

## Overview of the Financial Reports

The following outline describes the integral parts of this financial presentation and is a guideline for understanding its components:

- I. MD&A  
Serves as an introduction to the Authority's basic financial statements
- II. Basic Financial Statements  
Financial Statements  
Notes to the financial statements
- III. Other Required Supplementary Information

The financial statements in this report are those of a special purpose government entity engaged in a business type activity. The following statements are included:

- Statement of Net Assets (Balance Sheet) – presents information about the Authority's assets and liabilities and is similar to a balance sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets," formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash within one year), and "non-current." Increases or decreases in net assets will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
- Statement of Revenues, Expenses and Changes in Net Assets – reports the authority's revenues by source and type and its expenses by category to substantiate the change in net assets for the fiscal year.
- Statement of Cash Flows – discloses net cash provided by, or used for operating activities, non-capital financing activities, and capital and related financing activities.

Our analysis of the Authority as a whole follows with the most important question, "Has the Authority's financial health improved or worsened as a result of the year's activities?" The following analysis of entity-wide net assets, revenues, and expenses is provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual method of accounting, which recognizes revenue when earned and expenses when incurred regardless of when cash is received or paid.

Analysis of Authority-Wide Net Assets (Statement of Net Assets)

	<u>2009</u>	<u>2008</u>	<u>Change</u>
<b>ASSETS</b>			
Cash and Investments	363,738	294,147	69,591
Other Current Assets	12,811	12,528	283
Capital Assets - Net	1,049,038	1,109,803	(60,765)
Total Assets	1,425,587	1,416,478	9,109
<b>LIABILITIES</b>			
Current Liabilities	13,630	12,108	1,522
Non-Current Liabilities	1,915	2,062	(147)
Total Liabilities	15,545	14,170	1,375
<b>NET ASSETS</b>			
Invested in Capital Assets, Net of Related Debt	1,049,038	1,109,803	(60,765)
Unrestricted Net Assets	361,004	292,505	68,499
Total Net Assets	1,410,042	1,402,308	7,734
Total Liabilities and Net Assets	1,425,587	1,416,478	9,109

Cash and Investments increased \$ 69,591 for the year ended March 31, 2009. This increase was created by an increase in HUD Operating Grants and the net effect of operations for the year.

Other Current Assets remained basically unchanged at March 31, 2009.

Capital Assets - Net decreased based on capital expenditures of \$ 42,750 net of related dispositions and depreciation expense of \$ 103,515 for the year ended March 31, 2009.

Current Liabilities increased based on the accrual of accounts payable at March 31, 2009.

Non-Current Liabilities decreased based on the accrual of compensated absences at March 31, 2009.

Net Assets increased by \$ 7,734 which is outlined in detail on the Statement of Revenues, Expenses and Changes in Net Assets.

Analysis of Entity-Wide Revenue and Expenses (Statement of Activities)

The federal government continued its historic under-funding of operating grants during the current period ended March 31, 2009. With no signs of improvement in federal funding or economic conditions in the foreseeable future, the Authority is now using proactive measures to control expenses in future years by adopting a plan to review staff responsibilities and implementing cost management strategies. The Authority continuously looks for new ways to improve operations, control costs, maximize effectiveness, and demonstrate accountability.

The following table illustrates changes in revenue from FY 2008 to FY 2009.

	<u>2009</u>	<u>2008</u>	<u>Change</u>
<b>REVENUE AND GRANTS</b>			
Tenant Revenue	65,206	68,556	(3,350)
HUD Operating Grants	159,955	180,358	(20,403)
HUD Capital Grants	55,657	60,547	(4,890)
Investment Income	8,894	11,128	(2,234)
Loss on Sale of Capital Assets	(679)	0	(679)
Other Revenue	810	0	810
<b>Total Revenue and Grants</b>	<b>289,843</b>	<b>320,589</b>	<b>(30,746)</b>

Total Revenue and Grants decreased by \$ 30,746 which included a decrease in HUD Operating and Capital Grants of \$25,293 for the year ended March 31, 2009. Capital Grants fluctuate on an annual basis depending on the Authority budget process and approval of Congressional funding for the year.

Tenant Revenue decreased based on tenant reexaminations and the corresponding decrease in tenant rental income and other charges.

Investment Income decreased based on declining interest rates for the period.

The following table illustrates changes in expenses from FY 2008 to FY 2009.

EXPENSES	<u>2009</u>	<u>2008</u>	<u>Change</u>
Administration	88,031	98,575	(10,544)
Tenant Services	1,194	675	519
Utilities	1,408	1,481	(73)
Ordinary Maintenance	69,915	66,055	3,860
General Expenses	20,728	24,654	(3,926)
Depreciation Expense	100,833	93,778	7,055
Total Expenses	282,109	285,218	(3,109)

Total Expenses decreased \$ 3,109 for the year ended March 31, 2009.

Administration expenses decreased based on the following activity for the year:

Decrease in administrative salaries / benefits	\$ (7,995)
Decrease in audit fees	(900)
Decrease in sundry administrative expenses	(106)
Reclassification of compensated absences	<u>(1,543)</u>
Total	<u>\$ (10,544)</u>

Tenant Services and Utilities remained basically unchanged for the year.

Ordinary Maintenance increased based on the following activity for the year:

Increase in maintenance salaries / benefits	\$ 6,123
Decrease in maintenance materials / contract costs	<u>(2,263)</u>
Total	<u>\$ 3,860</u>

General Expenses decreased \$ 3,926 based on the following activity for the year:

Increase in property / general liability insurance	\$ 816
Reclassification of compensated absences	1,108
Decrease in the payment in lieu of taxes	(5)
Decrease in tenant collection losses	<u>(5,845)</u>
Total	<u>\$ (3,926)</u>

Depreciation expense increased based on standard calculations for the year.

Capital Assets

	<u>2009</u>	<u>2008</u>	<u>Change</u>
Land	155,211	155,211	0
Buildings	2,379,733	2,289,491	90,242
Furniture, Equipment & Machinery	24,341	31,041	(6,700)
Construction in Progress	0	47,492	(47,492)
Accumulated Depreciation	(1,510,247)	(1,413,432)	(96,815)
Capital Assets - Net	1,049,038	1,109,803	(60,765)

Capital Assets - Net decreased by \$ 60,765 for the year ended March 31, 2009.

This decrease was created by the following activity for the year:

Installation of metal roofing on units	\$ 42,750
Disposition of equipment	(2,682)
Depreciation expense	<u>(100,833)</u>
Total	<u>\$ (60,765)</u>

The Authority sold a riding mower with a net book value of \$ 2,682 and incurred a net loss on the disposition of \$ 679.

There was no Construction in Progress at March 31, 2009.

Accumulated Depreciation increased based on standard depreciation calculations for the year.

### Debt Administration

As of the fiscal year end, March 31, 2009, the Authority had no debt outstanding.

### Economic Factors

Several significant economic factors are present that may impact the Authority in the future.

- The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the Federal budget than by local economic conditions. Current Federal budget tendencies indicate tighter funding for housing programs that resulted in a conservative budget for the 2010 fiscal year.
- Health care and other insurance costs are expected to increase dramatically over the next several years.

### Financial Contact

Questions concerning any of the information provided in this Management Discussion & Analysis should be addressed to:

Ms. Darlene Strickland  
Executive Director  
Housing Authority of the City of Blackshear  
P.O. Box 1407  
1130 Tebeau Street  
Waycross, Georgia 31502  
(912) 283-8295

HOUSING AUTHORITY OF THE  
CITY OF BLACKSHEAR  
Blackshear, Georgia

AUDITED FINANCIAL STATEMENTS

YEAR ENDED MARCH 31, 2009

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

STATEMENT OF NET ASSETS  
MARCH 31, 2009

ASSETS

Current Assets

Cash & investments	\$	363,738
Accounts receivable		286
Prepaid expenses		12,525
Inventories		<u>-</u>
Total Current Assets		<u>376,549</u>

Noncurrent Assets

Capital Assets:

Land		155,211
Buildings		2,379,733
Furniture & equipment		24,341
Construction in progress		<u>-</u>
		2,559,285
Less: Accumulated depreciation		<u>(1,510,247)</u>
Total Capital Assets		<u>1,049,038</u>
Total Noncurrent Assets		<u>1,049,038</u>

TOTAL ASSETS \$ 1,425,587

LIABILITIES & NET ASSETS

Current Liabilities

Accounts payable	\$	5,291
Accrued liabilities		638
Unearned revenue		246
Tenant security deposits/escrow deposits		<u>7,455</u>
Total Current Liabilities		<u>13,630</u>

Noncurrent Liabilities

Accrued compensated absences		<u>1,915</u>
Total Noncurrent Liabilities		<u>1,915</u>

TOTAL LIABILITIES		<u>15,545</u>
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NET ASSETS

Invested in capital assets, net of related debt		1,049,038
Unrestricted net assets		<u>361,004</u>
TOTAL NET ASSETS		<u>1,410,042</u>

TOTAL LIABILITIES & NET ASSETS	\$	<u><u>1,425,587</u></u>
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HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS  
FOR THE YEAR ENDED MARCH 31, 2009

<u>Operating Revenues</u>	
Dwelling rent	\$ 65,206
Governmental grants & subsidy	215,612
Other income	810
Total Operating Revenues	281,628
 <u>Operating Expenses</u>	
Administration	88,031
Tenant services	1,194
Utilities	1,408
Maintenance & operations	69,915
General expense	20,728
Depreciation expense	100,833
Total Operating Expense	282,109
Net Operating Income/(Loss)	(481)
 <u>Nonoperating Revenues/(Expenses)</u>	
Loss on disposition of equipment	(679)
Investment income	8,894
Net Nonoperating Revenues/(Expenses)	8,215
Net Income/(Loss) before capital contributions	7,734
Capital grants	-
Increase/(Decrease) in Net Assets	7,734
Total Net Assets - beginning	1,402,308
Total Net Assets - ending	\$ 1,410,042

The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED MARCH 31, 2009

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and users	\$ 66,016
Governmental grants & subsidy - operations	215,612
Payments to suppliers	(85,118)
Payments to employees	<u>(95,066)</u>

NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES 101,444

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	<u>8,894</u>
-------------------	--------------

NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES 8,894

CASH FLOWS FROM CAPITAL AND  
AND RELATED FINANCING ACTIVITIES

Acquisition of capital assets - operations	(42,750)
Proceeds on sale of equipment	<u>2,003</u>

NET CASH PROVIDED/(USED) BY CAPITAL AND  
RELATED FINANCING ACTIVITIES (40,747)

NET INCREASE/(DECREASE) IN CASH 69,591  
CASH AT BEGINNING OF PERIOD 294,147

CASH AT END OF PERIOD \$ 363,738

The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED MARCH 31, 2009

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income/(Loss) from operations	\$ (481)
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation	100,833
Decrease (Increase) in accounts receivable	(286)
Decrease (Increase) in prepaid expenses	3
Decrease (Increase) in inventory	-
Increase (Decrease) in accounts payable	(4)
Increase (Decrease) in accrued expenses	(196)
Increase (Decrease) in unearned revenue	125
Increase (Decrease) in security/trust deposits	<u>1,450</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 \$ <u><u>101,444</u></u>

The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

A. Introduction:

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP). The Authority's reporting entity applied all relevant Government Accounting Standards Board (GASB) pronouncements. Proprietary funds and similar component units apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB Pronouncements in which case, GASB prevails. The more significant of the government's accounting policies are described below:

B. Organization:

The Housing Authority of the City of Blackshear ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of Georgia for the purpose of providing adequate housing for qualified low-income individuals. To accomplish this purpose, the Mayor appoints a Governing Board but the Board designates its own management. Additionally, the Authority has entered into an annual contribution contract with the U. S. Department of Housing and Urban Development ("HUD") to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

C. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 of the Government Accounting Standards Board, the Financial Reporting Entity*.

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Blackshear and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the Mayor of Blackshear and has governance responsibilities over all activities related to all housing activities within the City of Blackshear. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The City has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

C. Reporting Entity: (Cont'd)

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority nor for the Authority to be included in the City's financial reports therefore, the Authority reports independently. During the review of the Authority's budgets, annual contributions contract, minutes of the Board of Commissioner's meetings, cash receipts and cash disbursements for the reporting period disclosed that the Authority operated the following programs under Annual Contributions Contract:

**Low Rent Public Housing Program** – The objective of this program is to provide decent safe and sanitary housing and related facilities for eligible low-income families and the elderly.

**Capital Fund Program (CFP)** – The objective of this program is to improve the physical condition of the Low Income Public Housing units and upgrade the management of the program.

D. Basis of Presentation, Basis of Accounting and Measurement Focus:

**Basis of Accounting** - The Authority uses the accrual basis of accounting in the proprietary funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

**Basis of Presentation** - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the statement of net assets. The Authority uses the following fund:

**Proprietary fund:**

**Enterprise fund** - This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

E. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND  
REPORTING ENTITY: (Cont'd)

F. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

G. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets that are formally adopted by its Governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD.

H. 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 liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

I. Inventories:

Inventories are recorded at average cost. The consumption method is used to account for inventories. Under the consumption method, inventories are charged to expense when consumed.

J. Capital Assets and Depreciation:

Capital assets are stated at historical cost. Donated capital assets are stated at their fair value on the date donated. This includes site acquisition and improvement, structures and equipment. All infrastructure assets were capitalized at the conclusion of development then dedicated to the City for maintenance and repairs. Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is reported on the proprietary funds' statement of net assets.

The estimated useful lives for each major class of depreciable capital assets are as follows:

Dwelling structures	20 years
Non-dwelling structures	20 years
Dwelling structures improvements	20 years
Dwelling equipment	3-10 years
Office furniture and equipment	3-10 years
Maintenance equipment	3-10 years
Automobiles and vehicles	3-10 years

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND  
REPORTING ENTITY: (Cont'd)

K. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

L. Insurance:

The primary technique used for risk financing is the purchase of insurance policies from commercial insurers that include a large deductible amount. The use of a large deductible clause reduces the cost of insurance, but, should losses occur, the portion of the uninsured loss is not expected to be significant with respect to the financial position of the Authority. The Authority secures required insurance coverage through the competitive bid process. As of the date of the fieldwork, the Authority had the required coverage in force.

M. Cash and Investments:

1. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.
2. Investments are stated at market value, except for U. S. Treasury Bills, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to mature at par value and adjustments are made to the investment portfolio to reflect increases/ (decreases) in gains made.

N. Compensated Absences:

Compensated absences are absences for which employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with GASB Statement No.16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by employees.

O. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net assets below the nonoperating revenue and expense.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 2 - ASSETS AND LIABILITIES:

A. Cash and Cash Equivalents:

All deposits of the Housing Authority of the City of Blackshear are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Housing Authority of the City of Blackshear has no policy regarding custodial credit risk for deposits.

At March 31, 2009, the Authority deposits had a carrying amount of \$363,713 and a bank balance of \$374,416. Of the bank balances held in various financial institutions, \$250,000 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At March 31, 2009, the Authority petty cash fund totaled \$25.

*Interest rate risk* – As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority typically limits its investment portfolio to maturities of 12 months or less. The Housing Authority of the City of Blackshear has no specific policy regarding interest rate risk.

*Credit risk* – The Authority has no policy regarding credit risk. The Authority's investments were limited to savings and Certificates of Deposits that were 100% collateralized.

*Custodial credit risk* - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All investments in repurchase agreements are collateralized by the securities are held by the counterparty, or by its trust department. The Authority has no policy on custodial credit risk.

*Concentration of credit risk* – The Authority places no limit on the amount that the Authority may invest any one issuer. 100% of the Authority's cash & investments are in BB&T as of March 31, 2009. The Authority has no policy regarding credit risk.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

A. Cash and Cash Equivalents: (Cont'd)

*Collateralization:*

Branch Banking & Trust Co., as a public fund depositor participates in the State of Georgia Pledging Pool. Securities are pledged to the State of Georgia Pledging Pool at 110% of the Housing Authority deposit balances in excess of FDIC coverage.

A summary of cash & cash equivalents at March 31, 2009 was as follows:

Checking accounts	\$ 103,466
Certificate of deposit	260,247
Petty cash	<u>25</u>
Totals	<u>\$ 363,738</u>

B. Accounts Receivable:

Accounts receivable at March 31, 2009, consisted of the following:

Tenants accounts receivable	\$ 571
Allowance for doubtful accounts	<u>(285)</u>
	<u>\$ 286</u>

C. Deferred Charges:

Deferred charges at March 31, 2009, consisted of the following:

Prepaid insurance	<u>\$ 12,525</u>
	<u>\$ 12,525</u>

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

D. Capital Assets:

A summary of changes in capital assets are as follows:

	Balance April 1, 2008	Additions	Transfers/ Adjustments/ Disposals	Balance March 31, 2009
<b>Capital Assets:</b>				
Land	\$ 155,211	\$ 0	\$ 0	\$ 155,211
Buildings	2,289,491	90,242	0	2,379,733
Equipment	31,041	0	(6,700)	24,341
Construction in Progress	47,492	0	(47,492)	0
Accum. Deprec.	<u>(1,413,432)</u>	<u>0</u>	<u>(96,815)</u>	<u>(1,510,247)</u>
 Net Capital Assets	 <u>\$ 1,109,803</u>	 <u>\$ 90,242</u>	 <u>\$ (151,007)</u>	 <u>\$ 1,049,038</u>
 Depreciation by category:				
Buildings				\$ 97,185
Equipment				<u>3,648</u>
Total depreciation				<u>\$ 100,833</u>

E. Accounts Payable and Current Liabilities:

Accounts payable and current liabilities at March 31, 2009, consisted of the following:

Vendors & Contractors	\$ 0
Accrued compensated absences – current portion	638
Accounts payable – City of Blackshear	5,291
Other rents	246
Tenant security deposits	<u>7,455</u>
	<u>\$ 13,630</u>

F. Other Noncurrent Liabilities:

Other noncurrent liabilities at March 31, 2009, consisted of the following:

Accrued compensated absences	<u>\$ 1,915</u>
------------------------------	-----------------

The total accrued compensated absences for fiscal year 2009 is \$2,553 as compared with the 2008 combined balance of \$2,749.

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2009  
(Continued)

**NOTE 3 - RISK MANAGEMENT:**

The Authority is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At March 31, 2009, there were no liabilities to be reported.

**NOTE 4 - PENSION PLAN:**

The Authority does not have full-time employees and therefore does not provide a defined pension plan because the employees that provide work for the Housing Authority of the City of Blackshear work for Waycross Housing Authority and the pension plan is provided by Waycross Housing Authority. Expenses have been prorated between the two entities based upon an actual salary allocation.

**NOTE 5 - ECONOMIC DEPENDENCY:**

The PHA Owned Housing Program is economically dependent on annual contributions and grants from HUD. The program operates at a loss prior to receiving the contributions and grants.

**NOTE 6 - RELATED PARTY TRANSACTIONS:**

There were no related party transactions to be reported for the fiscal year ended March 31, 2009.

**NOTE 7 - IMPAIRMENT OF CAPITAL ASSETS:**

In accordance with new financial reporting standards issued by the Government Accounting Standards Board's, "Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures. During the fiscal year ended March 31, 2009, the Housing Authority of the City of Blackshear had no asset impairments.

**NOTE 8 - CONTINGENCIES:**

The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries.

**NOTE 9 - SUPPLEMENTARY INFORMATION:**

The supplementary information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Authority.

HOUSING AUTHORITY OF THE  
CITY OF BLACKSHEAR  
Blackshear, Georgia

SINGLE AUDIT SECTION

YEAR ENDED MARCH 31, 2009



ACCOUNTANT'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL STRUCTURE OVER  
FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners  
Housing Authority  
of the City of Blackshear  
Blackshear, Georgia 31516

Atlanta Regional Office  
Public Housing Division  
40 Marietta Street  
Five Points Plaza  
Atlanta, GA 30303-2806

We have audited the financial statements of the Housing Authority of the City of Blackshear, as of and for the year ended March 31, 2009, and have issued our report thereon dated August 6, 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 Housing 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 Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing 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 Housing Authority'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 Housing Authority's financial statements that is more than inconsequential will not be prevented or detected by the Housing 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 a material misstatement of the financial statements will not be prevented or detected by the Housing Authority'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 Housing Authority of the City of Blackshear's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of the 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*.

This report is intended solely for the information and use of the Housing Authority of the City of Blackshear, the State of Georgia, HUD and other federal audit agencies, and is not intended to be and should not be used by anyone other than these specified parties.

Rector, Lindsay & Reeder, P.C.  
Certified Public Accountants

Snellville, Georgia  
August 6, 2009

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended March 31, 2008 contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

*Financial Statements*

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	No
Noncompliance material to the financial statements noted?	No

*Federal Awards*

Internal controls over major programs:	
Material weakness(es) identified?	N/A
Significant deficiency(ies) identified not considered to be material weaknesses?	N/A
Type of report issued on the compliance for major programs:	N/A
Any audit findings disclosed that are required to be reported in Accordance with Circular A-133, Section .510(a)?	N/A
Identification of major programs:	NONE
Dollar threshold used to distinguish between Type A and Type B programs:	\$300,000
Did the Authority qualify as a low-risk auditee?	Yes

Section II – Financial Statement Findings

*Findings related to financial statements in accordance with GAGAS:*

NONE REPORTED

Section III – Federal Award Findings and Questioned Costs

*Findings and questioned costs for Federal Awards as defined in Section .510:*

N/A

HOUSING AUTHORITY OF THE  
CITY OF BLACKSHEAR  
Blackshear, Georgia

SUPPLEMENTAL INFORMATION

YEAR ENDED MARCH 31, 2009

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

FINANCIAL DATA SUBMISSION SUMMARY  
NET ASSET ACCOUNTS  
March 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
<b>ASSETS:</b>			
<b>CURRENT ASSETS:</b>			
Cash:			
Cash - unrestricted	\$ 356,283	\$ 0	356,283
Cash - restricted	0	0	0
Cash - tenant security deposits	7,455	0	7,455
Total Cash	<u>363,738</u>	<u>0</u>	<u>363,738</u>
Accounts and notes receivables:			
Accounts receivable - HUD	0	0	0
Accounts receivable - other government	0	0	0
Accounts receivable - miscellaneous	0	0	0
Accounts receivable - tenants rents	571	0	571
Allowance for doubtful accounts-tenants	(285)	0	(285)
Allowance for doubtful accounts-other	0	0	0
Accrued interest receivable	0	0	0
Total receivables - net	<u>286</u>	<u>0</u>	<u>286</u>
Current investments			
Investments - unrestricted	0	0	0
Prepaid expenses and other assets	12,525	0	12,525
Inventories	0	0	0
Allowance for obsolete inventories	0	0	0
Interprogram due from	0	0	0
<b>TOTAL CURRENT ASSETS</b>	<u>376,549</u>	<u>0</u>	<u>376,549</u>
<b>NONCURRENT ASSETS:</b>			
Capital Assets:			
Land	155,211	0	155,211
Buildings	2,379,733	0	2,379,733
Furniture & equipment	24,341	0	24,341
Improvements	0	0	0
Work in process	0	0	0
Accumulated depreciation	(1,510,247)	0	(1,510,247)
Total capital assets - net	<u>1,049,038</u>	<u>0</u>	<u>1,049,038</u>
Notes receivable - noncurrent	0	0	0
Investment in joint ventures	0	0	0
<b>TOTAL NONCURRENT ASSETS</b>	<u>1,049,038</u>	<u>0</u>	<u>1,049,038</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,425,587</u>	<u>\$ 0</u>	<u>1,425,587</u>

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

FINANCIAL DATA SUBMISSION SUMMARY  
NET ASSET ACCOUNTS  
March 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
<b>LIABILITIES AND NET ASSETS:</b>			
<b>LIABILITIES:</b>			
<b>CURRENT LIABILITIES</b>			
Cash overdraft	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	0	0	0
Accrued salaries/payroll withholding	0	0	0
Accrued compensated absences	638	0	638
Accrued interest payable	0	0	0
Accounts payable - HUD PHA programs	0	0	0
Accounts payable - other gov.	5,291	0	5,291
Tenant security deposits	7,455	0	7,455
Unearned revenue	246	0	246
Current portion of L-T debt - capital projects	0	0	0
Other current liabilities	0	0	0
Interprogram (due to)	0	0	0
<b>TOTAL CURRENT LIABILITIES</b>	<u>13,630</u>	<u>0</u>	<u>13,630</u>
<b>NONCURRENT LIABILITIES</b>			
Long-term debt, net of current - capital projects	0	0	0
Accrued comp. Absences - long term	1,915	0	1,915
Noncurrent liabilities - other	0	0	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<u>1,915</u>	<u>0</u>	<u>1,915</u>
<b>TOTAL LIABILITIES</b>	<u>15,545</u>	<u>0</u>	<u>15,545</u>
<b>NET ASSETS:</b>			
Capital assets net of related debt	1,049,038	0	1,049,038
Restricted - Net Assets	0	0	0
Unrestricted - Net Assets	361,004	0	361,004
<b>TOTAL NET ASSETS</b>	<u>1,410,042</u>	<u>0</u>	<u>1,410,042</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 1,425,587</u>	<u>\$ 0</u>	<u>\$ 1,425,587</u>

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES AND CHANGE IN FUND NET ASSET ACCOUNTS  
FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
<b>REVENUES:</b>			
Net tenant rental revenue	\$ 54,317	\$ 0	\$ 54,317
Tenant revenue - other	<u>10,889</u>	<u>0</u>	<u>10,889</u>
Total tenant revenue	65,206	0	65,206
HUD PHA grants - operating	159,955	55,657	215,612
HUD PHA grants - capital	0	0	0
Management fee	0	0	0
Asset management fee	0	0	0
Bookkeeping fee	0	0	0
Front line service fee	0	0	0
Other government grants	0	0	0
Investment income - unrestricted	8,894	0	8,894
Mortgage interest income	0	0	0
Proceeds from disposition of assets	0	0	0
Fraud income	0	0	0
Other revenue	810	0	810
Investment income - restricted	0	0	0
Gain/(loss) on disposition	<u>(679)</u>	<u>0</u>	<u>(679)</u>
<b>TOTAL REVENUES</b>	<b>\$ <u>234,186</u></b>	<b>\$ <u>55,657</u></b>	<b>\$ <u>289,843</u></b>
<b>EXPENSES:</b>			
Administrative			
Administrative salaries	\$ 42,370	\$ 0	\$ 42,370
Compensated absences	0	0	0
Auditing fees	5,700	0	5,700
Management fees	0	0	0
Bookkeeping fees	0	0	0
Advertising & marketing	0	0	0
Employee benefits - administrative	17,947	0	17,947
Office expense	0	0	0
Legal expense	250	0	250
Travel expense	7,111	0	7,111
Other operating - administrative	<u>14,263</u>	<u>390</u>	<u>14,653</u>
Total Administrative Expense	<u>87,641</u>	<u>390</u>	<u>88,031</u>
Asset management fee	<u>0</u>	<u>0</u>	<u>0</u>
Tenant services			
Tenant services - salaries	0	0	0
Relocation costs	0	0	0
Employee benefits - tenant services	0	0	0
Other tenant services	<u>1,194</u>	<u>0</u>	<u>1,194</u>
Total Tenant Services	<u>1,194</u>	<u>0</u>	<u>1,194</u>

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES AND CHANGE IN FUND NET ASSET ACCOUNTS  
FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
Utilities			
Water	144	0	144
Electricity	836	0	836
Gas	213	0	213
Sewer	215	0	215
Other utilities	0	0	0
Employee benefits - utilities	0	0	0
Total Utilities Expense	<u>1,408</u>	<u>0</u>	<u>1,408</u>
Ordinary Maintenance & Operation			
Labor	30,900	0	30,900
Materials	32,502	0	32,502
Employee benefit contributions	3,849	0	3,849
Garbage & trash removal contracts	0	0	0
Heating & cooling contracts	0	0	0
Snow Removal contracts	0	0	0
Elevator maintenance contracts	0	0	0
Landscape & grounds contracts	0	0	0
Unit turnaround contracts	0	0	0
Electrical contracts	0	0	0
Plumbing contracts	0	0	0
Extermination contracts	1,531	0	1,531
Janitorial contracts	0	0	0
Routine maintenance contracts	1,133	0	1,133
Contract costs - other	0	0	0
Total Ordinary Maintenance & Operation	<u>69,915</u>	<u>0</u>	<u>69,915</u>
Protective services			
Protective services - salaries	0	0	0
Employee benefits - protective services	0	0	0
Other protective services	0	0	0
Total Protective Services	<u>0</u>	<u>0</u>	<u>0</u>
General Expenses			
Property insurance	6,041	0	6,041
Liability insurance	3,542	0	3,542
Workmen's compensation	2,500	0	2,500
Insurance - other	806	0	806
Compensated absences	1,108	0	1,108
Payments in lieu of taxes	5,291	0	5,291
Bad debt - tenant rents	1,440	0	1,440
Bad debt - mortgages	0	0	0
Serverance expense	0	0	0
Total General Expenses	<u>20,728</u>	<u>0</u>	<u>20,728</u>

HOUSING AUTHORITY OF THE CITY OF BLACKSHEAR  
Blackshear, Georgia

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FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
Financial Expenses	0	0	0
Interest expense - Mortgage Payable	0	0	0
Interest expense - Notes Payable	0	0	0
Amortization - issuance costs	0	0	0
Total Financial Expenses	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL OPERATING EXPENSE</b>	<u>180,886</u>	<u>390</u>	<u>181,276</u>
<b>EXCESS OPERATING REVENUE</b>	<u>53,300</u>	<u>55,267</u>	<u>108,567</u>
Other Expenses	0	0	0
Extraordinary maintenance	0	0	0
Casualty losses	100,833	0	100,833
Depreciation expense	100,833	0	100,833
Total Other Expenses	<u>100,833</u>	<u>0</u>	<u>100,833</u>
<b>TOTAL EXPENSES</b>	<u>\$ 281,719</u>	<u>\$ 390</u>	<u>\$ 282,109</u>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<u>\$ (47,533)</u>	<u>\$ 55,267</u>	<u>\$ 7,734</u>
Transfer - operating funds	55,267	(55,267)	0
Transfer of equity	167,633	(167,633)	0
Prior period adjustments	0	0	0
Beginning Net Assets	<u>1,234,675</u>	<u>167,633</u>	<u>1,402,308</u>
Ending Net Assets	<u>\$ 1,410,042</u>	<u>\$ 0</u>	<u>\$ 1,410,042</u>
Units Available	660	0	660
Units Leased	538	0	538