

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Metter</u> PHA Code: <u>GA189</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>FY 10/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>122</u> Number of HCV units: _____																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 8%;">PH</th> <th style="width: 11%;">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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PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See Below.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Below.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ACOP, Lease, Procurement Policy ACOP MAY 2010 Revision: <u>Pages 35 – 37</u> 12.6 Enterprise Income Verification (EIV) System 12.7 Required SSN Documentation 12.8 Penalties for Failing to Disclose and Verify SSN <u>Definitions:</u> Includes Enterprise Income Verification (EIV) System <u>Glossary:</u> Includes EIV Lease Modification: 24. SATELLITE DISH POLICY: Residents may secure satellite dishes and/or antennas provided the requirements in the Satellite Dish Policy are met. The Satellite Dish Policy is an attachment to this Lease. Residents will receive a copy of the policy whether or not they decide to obtain satellite equipment so they will be aware of the conditions that must be met prior to obtaining the services and equipment from an official satellite distributor. Procurement Policy was amended to include ARRA provisions. (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. ADMINISTRATIVE OFFICE, 290 NORTH LEWIS STREET, METTER, GA																										

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. NA</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachments.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachments.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Below.

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See below.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See 5.2 above. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See below.

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

FY 2010-2014 Mission Statement:

TO SUPPORT THE COMMUNITIES HOUSING INITIATIVES AND PROVIDE ADEQUATE, AFFORDABLE AND ENVIRONMENTALLY SOUND HOUSING OPPORTUNITIES TO LOW-INCOME FAMILIES FREE FROM DISCRIMINATION.

The Mission Statement for the FY 2005-2009 Five Year Agency Plan was:

The Mission of the Housing Authority of the City of Metter is to assist low income families with safe, decent and affordable housing opportunities as they strive to achieve self sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

5.2 GOALS AND OBJECTIVES FOR THE FY 2010-2014 FIVE YEAR AGENCY PLAN:

GOAL A: PROMOTE DECENT, SAFE AND AFFORDABLE HOUSING TO VERY LOW AND LOW-INCOME FAMILIES

OBJECTIVE 1: IMPROVE THE MANAGEMENT ACCOUNTABILITY AND PHYSICAL QUALITY OF PUBLIC HOUSING.

OBJECTIVE 2: ESTABLISH REGULATIONS AND GUIDELINES THAT EMPOWER PROGRAM PARTICIPANTS TO MAINTAIN DECENT, SAFE AND SANITARY HOUSING CONDITIONS.

GOAL B: STRENGTHEN COMMUNITY HOUSING INITIATIVES

OBJECTIVE 1: NETWORK WITH COMMUNITY ORGANIZATIONS SUCH AS THE DEPARTMENT OF FAMILY AND CHILDREN SERVICES AND FAMILY CONNECTION TO MEET THE HOUSING NEEDS OF VERY-LOW INCOME FAMILIES.

GOAL C: EMBRACE HIGH STANDARDS OF ETHICS, MANAGEMENT AND ACCOUNTABILITY

OBJECTIVE 1: IMPROVE INTERNAL AND MANAGEMENT CONTROLS TO ENSURE PROGRAM COMPLIANCE.

OBJECTIVE 2: IMPROVE ACCOUNTABILITY, SERVICE DELIVERY AND CUSTOMER SERVICE.

Report on Meeting FY-2005-2009 Five Year Goals and Objectives:

The specific goals and objectives established for the FY 2005-2009 Five Year Agency Plan are listed below. A statement on the progress of meeting each specific goal is included as a closing statement following each goal.

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)

The Housing Authority staff attended training classes during the past five years to improve customer satisfaction and to achieve this goal.

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

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

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

The Housing Authority accomplished this goal by subsidizing the local law enforcement and placing an on-duty police officer on site.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) Working Family Preference for Housing

The Housing Authority continues to provide a housing preference for working families.

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)

Training in fair housing and continuous employment of non-discrimination practices ensured during the past five years that we served all of our clients properly, consistently and fair.

Other FY 2005-2009 PHA Goals and Objectives are listed below. The closing statement provides the status of the goal.

GOAL # 1: Establish and Implement Staff Needs

- Objective: Provide training to staff as needed on an ongoing basis to promote personal job growth.
- Objective: On an ongoing basis promote customer service and communication skills.
- Objective: Communicate on an ongoing basis to minimize office conflicts and address office and resident needs with positive results by conducting routine staff meetings.

The Housing Authority met these goals by attending necessary training and improving customer service and communication skills by keeping the staff informed of current HUD requirements.

GOAL #2: Maintain a comprehensive, effective and efficient public housing management program.

- Objective: Reorganize staff as needed to promote excellence and cross training in customer service, management of the waiting list, rent calculations, lease up, interim recertifications, inspections and resolving tenant conflict.

Objective: Maintain a “high performer” status for the next five years utilizing the Capital Fund Program grant funds for the highest and best use in modernization of the public housing properties.

The Housing Authority continues to cross train staff and to maintain a high performer status and will strive to do so in the future.

GOAL #3: Enhance the appearance and marketability of the Metter Housing Authority dwelling units.

Objective: On an ongoing basis, strive to maintain an overall attractive curb appeal of the units by providing landscaping, lawn maintenance and litter free grounds and common areas.

Objective: Improve marketability of the units by performing scheduled maintenance tasks, emergency work orders, and upgrading the interior and exterior of the dwelling units.

The Authority uses the capital fund program grants to the best of our ability to upgrade curb appeal and marketability of our units and will continue to do so in the future.

We have successfully met the goals and objectives stated in the FY-2005-FY-2009 Five Year Agency Plan. The goals and objectives were established to coincide with HUD’s initiatives. The goals and objectives were to work in concert with local organizations and HUD to provide safe, decent and sanitary housing to low-income families. We continue to improve and upgrade our dwelling units to compete on the open housing market as far as providing amenities and curb appeal to our residents. We work with local police enforcement to provide safe neighborhoods by subsidizing the local police department and providing a police officer specifically to patrol and enforce ordinances to provide safe neighborhoods for our residents and to combat drug infiltration.

6.0 PHA Plan Update (see 6.0 above for details)

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

ACOP Revision
Enterprise Income Verification (EIV) Security Policy
Procurement Policy

(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.

ADMINISTRATIVE OFFICE, 290 NORTH LEWIS STREET, METTER, GA

9.0 HOUSING NEEDS: EXTRACTED FROM THE DCA GA CONSOLIDATED PLAN FY2005-FY2010

GEORGIA'S CONSOLIDATED PLAN FFY 2005 – FFY 2010

I. Access to Affordable Housing

Although the federal minimum wage increased in calendar year 2009 to \$7.25 per hour, a household earning a single minimum wage could pay not more than \$247 per month for rent before the household becomes cost burdened when the minimum wage was \$5.15 per hour. In Georgia, 32.5% of households rent whereas 67.5% own homes. According to the National Low Income Housing Coalition, 68.2% of extremely low-income renter households in Georgia are cost burdened, and 53.4% of Georgia's extremely low income renter households are severely cost burdened. Most available housing at a cost low enough to be affordable is found in neighborhoods distressed by violence and crime. Homeless clients have been reported to prefer staying in shelters rather than living in areas where they or their children may be in danger. Additional programs and incentives are needed in order to disperse affordable housing opportunities to Georgia's low-income families and individuals. More efforts are also needed to prevent new households from becoming homeless and to assist the existing homeless population in securing permanent housing.

II. OTHER HOUSING NEEDS

Additional bed spaces in emergency shelters, transitional housing facilities, single room occupancies and efficiency apartments are needed across Georgia to serve the existing homeless population. Homeless providers have voiced the need for facilities that offer transitional housing to young adults over age 18; shelters that are accessible by all household types; and the elimination of time limits.

Other housing needs identified by providers include additional housing for homeless men and families; increased access to affordable housing; additional transitional housing; down payment and first/last month's rent assistance; rental assistance; long-term shelters; additional shelters; and education for the general public on the homeless issue. Additional assistance is needed with paying past utility bills and new utility deposits; long-term lease or lease purchase arrangements for households leaving transitional housing; and weatherization services.

III. OVERVIEW OF GEORGIA'S HOUSING SUPPLY

Continued population growth, combined with increasingly smaller household sizes and record low mortgage rates, has spurred tremendous growth in the housing market for Georgia. The number of occupied housing units increased approximately 27% from 1990 to 2000, higher than the 24% increase in total housing units for the state. In fact, the increase in the number of Georgia's housing units did not keep pace with the increase in Georgia's population. The population increase played a major factor in the growth of owner-occupied housing units when compared to renter-occupied units.

In 2000, Georgia's housing stock consisted of 67% single-family houses, 7% two to four-unit houses, 14% multifamily units, and 12% mobile homes. From 2000 to 2002, the housing unit inventory increased by an estimated 6.3%. During this time, Georgia ranked fourth in the nation as having the greatest percentage of housing unit change. Much of this development activity was concentrated in or near Atlanta. The majority of households with housing needs are owners living in single unit detached houses (81.7%). Renters of single unit detached houses make up the next largest group of households with housing needs (27.9%).

IV. CONDITION OF GEORGIA'S HOUSING SUPPLY

Kitchen Facilities – More than 99% of Georgia's housing units had kitchen facilities. Only 0.5% (15,161) lacked complete kitchen facilities.

Plumbing Facilities – Almost all housing units had plumbing facilities. A total of 17,117 units, approximately 0.6% lacked complete plumbing facilities.

Heating Source – The majority of Georgia’s houses were heated by utility gas (49%). Thirty-eight percent (38%) utilized electricity as the source of heating; 11% used bottled, tank, or LP gas; and the remaining 2% used another fuel or no fuel at all.

Overcrowding – Conditions of overcrowding, defined as more than one person per room, affected 4.8% of all occupied housing units in Georgia. Renters were more likely to live in overcrowded units than owners (9.8% and 2.4%, respectively). Hispanics were more likely to live in overcrowded housing than all other racial/ethnic groups.

Age of Housing Stock – Twenty-eight percent (28%) of Georgia’s housing units were 10 years old or less in 2000, 22% were between 11 and 20 years old, 31% were between 21 and 40 years old.

V. GEORGIA’S HOUSING COSTS

A household spending more than 30% of its income on housing is said to be cost burdened. From 1990 to 2000, housing costs increased 47% for renters while the median income increased 46.2% from \$29,021 in 1989 to \$42,433 in 1999. According to the 2000 census, the median contract rent was \$505. Median contract rent indicates the monthly rent agreed to regardless of furnishings, utilities, fees, meals, or services that may be included. With a 47% increase in rents since 1990, lower-income households are having an increasingly difficult time finding affordable housing. According to the National Low Income Housing Coalition, an extremely low-income household can afford monthly rent of no more than \$433 – only 85% of the state’s median rent.

In 2004, HUD’s fair market rent for a two-bedroom unit was proposed to be \$728 – only 59% of the state’s median rent. A minimum wage earner could afford monthly rent of no more than \$268 without becoming cost burdened. Forty four percent (44%) of renters in Georgia (429,975 households) are unable to afford the fair market rent for a two-bedroom unit.

Housing Costs	1990	2000	% Change 1990-2000
Median Contract Rent	\$344	\$505	47%
Median Home Value	\$71,200	\$111,200	56%

The average sales price of a home in Georgia in 2000 was \$162,954. By 2002, the average sales price was \$176,868. The HUD estimated median income for Georgia households in 2000 was \$50,600 annually. A household earning 80% of the median income (\$40,480) or below would not be able to afford a home at the 2000 average sales price. This also holds true when using the 2002 median income and purchase price averages. It appears that many low- and moderate-income households in Georgia (40% of all households) could not afford the average sales price of a home in Georgia.

Transportation expenses also impact the affordability of a housing unit for many households. For low- and moderate-income households, the quest to find an affordable housing unit may lead them far from available jobs, further increasing the cost of transportation. Simultaneously, the increase in transportation costs effectively reduces the amount of income available for housing costs. Renters facing this dilemma may not have enough money to cover other costs of living. Homeowners may not be able to maintain their homes adequately. Ultimately, high transportation costs can restrict a household from venturing into homeownership and from building wealth.

VI. GEORGIA’S HOUSING DEMAND

The total increase in demand for housing is anticipated to be just over 525, 000 new units from 2000 to 2010. Housing demand for low- and moderate-income households is estimated to make up 75% of these new units, or approximately 379,103 new housing units.

VII. REGULATORY BARRIERS TO AFFORDABLE HOUSING IN GEORGIA

Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. Governmental barriers to affordable housing are often a side effect of policies regarding essentially unrelated areas, such as transportation and the environment. Nevertheless, social attitudes and the desire of individuals to protect financial investments frequently result in a “not in My Back Yard” syndrome where protectionist actions work to limit housing and resident diversity. The types of regulations that may influence housing costs are zoning ordinances and land use controls, building codes, fees and charges, tax policies, transportation and Federal policies.

VIII. FIVE-YEAR STRATEGIC PLAN

Georgia’s Housing and Community Development Priority Needs

Direct Benefit Priorities

- To increase the number of Georgia’s low- and moderate-income households who have obtained affordable rental housing that is free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia’s low- and moderate-income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.
- To increase the access of Georgia’s homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs.
- To increase the access of Georgia’s special need populations to a continuum of housing and supportive services that address their housing, economic, health and social needs.
- To increase the access of Georgia’s elderly population to a continuum of housing and supportive services which address their housing, economic, and social needs.

Production Improvement Priorities

- To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia’s private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations and other providers.
- To increase the capacity and skills of local nonprofit organizations and other providers to offer housing assistance.
- To improve the responsiveness of state and local policies to affordable housing issues.

IX. GEORGIA’S FIVE-YEAR AFFORDABLE HOUSING PRIORITIES

- To increase the number of Georgia’s low- and moderate-income households who have obtained affordable rental housing that is free of overcrowded and structurally substandard conditions.
- To increase the access of Georgia’s Latino population to a continuum of housing and supportive services which address their housing, economic and social needs.
- To increase the number of Georgia’s low- and moderate-income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

9.1 Strategy for addressing housing needs.

Georgia’s housing strategies, goals and objectives as established in the Comprehensive Plan coincide and are directly related to the goals and objectives of the Housing Authority. The Housing Authority will strive to meet its goals and objectives and assist the City of Metter in meeting similar housing goals and objectives.

Specifically, and as noted above in 5.2, our strategies include developing and implementing systems that improve our management and physical quality of public housing and providing the residents with the tools to maintain decent, safe and sanitary housing conditions. The Housing Authority will work with local organizations and leaders to meet the housing needs of very low income families. We strive to comply with program compliance and work toward providing excellent customer services.

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

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

The FY-2005-2009 Agency Plan, goals, objectives and strategies were established by the Housing Authority of the City of Metter to coincide with HUD’s initiatives. The Housing Authority of the City of Metter met these goals, objectives and strategies during the past five year period. See details above.

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Metter that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioner.

11. 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.

The Housing Authority will continue to strategize with HUD, local government and the Authority’s Board to Commissioners to improve asset management functions. Long-term operating, capital investment, rehabilitation and modernization, disposition and other inventory needs are discussed in detail with our Board of Commissioners. The extent to which we are able to implement our asset management needs depends greatly upon HUD’s grant assistance and the amount of operating subsidy we are authorized annually. We work within budget restraints to address public housing needs, review our capital investments and we assess our physical needs to prioritize and schedule asset management tasks.

12. Safety and Crime Prevention. The statement must include a description of the need for measures to ensure the safety of public housing residents; a description of any crime prevention activities conducted or to be conducted by the PHA and a description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

The safety of our residents is a major concern. Our community is located just off of Interstate I-16 and less than 75 miles from I-95. These are major traffic arteries that most likely promote drug traffic. Our community, like many others, has difficulty combating drug problems.

In an effort to assist our local authorities, the Housing Authority subsidizes the enforcement services required to fight drug manufacturing, drug use, and drug traffic. We provide an on-site officer to protect our residents and to be a watch dog for unwanted and uninvited visitors who bring problems into our communities. Safety and crime prevention is a priority with the Authority.

13. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owner, 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.

In the upcoming year, the PHA has not designated nor will it apply to designate units for occupancy by elderly and disabled families.

14. 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.

The operation and management of the PHA can best be described in the Admissions and Continued Occupancy Policy. This policy is available for public review upon request. The policy outlines how the agency accepts and processes applications from eligible families. It also documents what is required for continued occupancy in public housing. We contract with a local exterminator to eradicate pest infestation, including cockroaches. This service is provided to our residents on a continuous, routine and as-needed basis.

Items a-e (forms and certifications) were signed and mailed to HUD by the Executive Director. A second set of the forms and certifications will be mailed to HUD.

Item f: See RAB Supporting Document attachment. No comments/recommendations from RAB.

Item g: There were no challenged elements in the FY2010-2014 Five Year Plan by the RAB or the public

Part I: Summary	
PHA Name: Housing Authority of the City of Metter	Grant Type and Number Capital Fund Program Grant No: GA06P18950109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: FY2009 FFY of Grant Approval: FY2009	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$57,326.18			
3	1408 Management Improvements	\$55,000			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$26,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,000			
10	1460 Dwelling Structures	\$38,820.82			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary						
PHA Name: Housing Authority of the City of Metter		Grant Type and Number Capital Fund Program Grant No: GA06P18950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: FY2009 FFY of Grant Approval: Fy2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$193,147				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Metter			Grant Type and Number Capital Fund Program Grant No: FA06P18950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: FY2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		\$57,326.18				
PHA Wide	Security	1408		\$30,000				
PHA Wide	Software/Computer Upgrades & Training	1408		\$25,000				
PHA Wide	Fees & Costs	1430		\$26,000				
PHA Wide	Site Improvements	1450		\$15,000				
GA189-004	Remove Gas tank, support & slab	1450		\$1,000				
	Carryover of ARRA Installation of 13 Seer HVAC Systems	1460	122	38,820.82				
	Total			\$193,147				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Housing Authority of the City of Metter	Grant Type and Number Capital Fund Program Grant No: GA06P18950110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: FY2010 FFY of Grant Approval: FY2010	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$191,276			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	PNA Pending			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Metter	Grant Type and Number Capital Fund Program Grant No: GA06P18950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FY2009 FFY of Grant Approval: Fy2009			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$191,276			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Metter			Grant Type and Number Capital Fund Program Grant No: GA06P18950108 Replacement Housing Factor Grant No:		Federal FY of Grant: FY2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$35,807	\$35,807	\$35,807	\$35,807
3	1408 Management Improvements	\$38,000	\$38,000	\$38,000	\$38,000
4	1410 Administration	\$3,840	\$3,840	\$3,840	\$3,840
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000	\$15,000	\$15,000	\$15,000
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000	\$18,773.70	\$18,773.70	\$18,773.70
10	1460 Dwelling Structures	\$60,000	\$50,921.21	\$50,921.21	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$30,500	30,805.09	\$30,805.09	\$30,805.09
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$193,147	\$193,147	\$193,147	\$142,225.79
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Metter			Grant Type and Number Capital Fund Program Grant No: GA06P18950108 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$35,807	35,807	35,807	35,807	completed
	Purchase Maintenance Truck &		1					
	Purchase RT2500 10" grinder	1475	1	\$30,500	30,805.09	30,805.09	30,805.09	completed
	With drum & cutters for							
	Fencing for Maintenance Shop	1450	1	\$10,000	18,773.70	18,773.70	18,773.70	completed
	Fees & Costs for Arch/Eng/Cons	1430		\$15,000	15,000	15,000	15,000	completed
	Clerk of the Works	1410	3 months	\$3,840	3,840	3,840	3,840	completed
	Security Consulting/Training	1408		38,000	38,000	38,000	38,000	completed
189-003	Kitchen & bathroom renovations	1460	4 of 16 units	\$60,000	50,921.21	50,921.21		pending
	Total			193,147	193,147	193,147	142,225.79	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Metter			Grant Type and Number Capital Fund Program No: GA06P18950108 Replacement Housing Factor No:			Federal FY of Grant: FY2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	06.12.10			06.12.12			

Supporting Document

Housing Authority of the City of Metter FY 2010-2014 Five Year Agency Plan Fiscal Year 10/01/2010 – 09/30/2011

Membership of the Resident Advisory Board

The following is a list of the members of the Resident Advisory Board that have been appointed to serve for an indefinite period:

Karen Donaldson
Sharon Johnson
Barbara Perry
Authur Bryant

The RAB provided no comments or recommendations for the FY-2010-2014 Five Year Agency Plan.

Supporting Document

FY 2010-2014 Five Year Agency Plan Housing Authority of the City of Metter Fiscal Year 10/01/2010 – 09/30/2011

Violence Against Women Act

On January 5, 2006, President Bush signed the Violence Against Women Act into law as Public Law 109-162. Section 603 of the law amends Section 5 A of the U. S. Housing Act ((42 U.S.C. 1437c-1) to require five year and annual Agency Plans contain information regarding any goals, activities, objectives, policies or programs intended to support or assist victims of domestic violence, dating violence, sexual assault or stalking.

Sections 606 and 607 amend the Section 8 and public housing sections of the U. S. Housing Act (42 U.S.C. 1437f and 1437d) to protect certain victim of criminal domestic violence, dating violence, sexual assault or stalking – as well as members of the victims' immediate families – from losing HUD-assisted housing as a consequence of the abuse of which they were the victim.

Based on the statutory requirements, the PHA provides each public housing participant with a brochure advising what to do should they become victims of the Violence Against Women Act. This brochure is also provided to new admissions to the public housing program. The PHA will comply with the requirements of the Violence Against Women Act by assisting such applicants and/or participants who also meet the definition of a "family," are income eligible, have at least one family member who is a U. S. citizen or has eligible immigration status, pass criminal background screening, have no outstanding debt to the PHA and meet all other local PHA screening criteria. To further assist victims of domestic violence, the Authority has implemented a housing preference for eligible families who are subjected to documented domestic violence.

In addition, the Housing Authority of the City of Metter staff, as managing agents, will respond immediately to any reports of domestic violence from their tenants. The local law enforcement will be called. Our staff will work closely with the tenant and the family to find suitable alternative shelter or other safe housing and provide follow-up, as needed. In fact, we provide a housing preference for families involved in documented domestic violence. Our main objective is to prevent the family from experiencing any further harm. We also work closely with the local programs that provide assistance in the area of domestic violence and we will work with the District Attorney's office, as needed, to assist in combating domestic violence in our community.

NOTE: There have been no official reports of domestic violence against women since enactment of the law on January 5, 2006.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Metter Housing Authority			Locality (City/County & State)Metter, Candler, GA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		191,276 PNA Pending	191,276 PNA Pending	191,276 PNA Pending	191,276 PNA Pending
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		191,276	191,276	191,276	191,276
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY ___Fy2011_____			Work Statement for Year: _____ FFY ___FY2012_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY __FY2013_____			Work Statement for Year: _____ FFY __FY2014_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

