

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Perry Housing Authority</u> PHA Code: <u>GA252</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>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>50</u> Number of HCV units: <u>0</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <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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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See Attached																										
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 Attached																										
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 Attached																										
6.0	PHA Plan Update (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. See Attached																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See Attached																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached																										
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.																										
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.																										
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 Attached																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. See Attached</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (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)

PERRY HOUSING AUTHORITY

**FY2010-FY2014 FIVE-YEAR AGENCY PLAN AND
FY2010 ANNUAL UPDATE INFORMATION**

5.0 Five-Year Plan

5.1 Mission Statement

The Perry Housing Authority, using all its available resources, continues to move forward in the accomplishments of its goals and objectives. The Capital Funding received in prior years has enabled us to make significant improvements to our units, thereby improving the quality of life for our residents. That is clearly our mission and we continue to work toward its full achievement and the successful attainment of all our goals and objectives.

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: 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)

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)

Other PHA Goals and Objectives: (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 Perry Housing Authority Main Office which is located at 823 Perimeter Road in Perry, Georgia.

2. Financial Resources

A table below lists the Perry 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.

Funding Source	Amount	Use
FY2010 PH Operating Fund	\$154,050	Operations
FY2010 Capital Fund Program	\$70,967	Modernization
FY2009 Capital Fund Program	\$70,967	Modernization
Dwelling Rental	\$65,000	Operations
Other Income	\$36,694	Operations
Interest	\$5,000	Operations
Total	\$402,678	

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 Perry 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 Perry 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.

Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by PHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between PHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by PHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by PHA.

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.)

Demolition/Disposition Activity Description
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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
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 Perry 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:

ga252a01 – FY2010 CFP Annual Statement

ga252c01 – FY2009 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga252b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the PHA 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	227	5	5	5	3	4	3
Income >30% but <=50% of AMI	192	4	4	4	3	3	3
Income >50% but <80% of AMI	119	3	3	3	3	3	3
Elderly	53	4	4	4	3	2	3
Families with Disabilities	20	4	4	4	5	3	3
Black	293	4	4	3	3	3	3
White	270	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.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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.

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

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

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

Goal Number One

The Perry Housing Authority will improve customer service delivery by enhancing operational efficiency.

The Executive Director continues to work in consultation with the Board of Commissioners to implement operational systems and to ensure the completion of all job tasks in an efficient manner.

The Perry Housing Authority utilizes existing community sources and identify sources of funding for programs to improve service delivery.

Goal Number Two

The Housing Authority will strive to improve the public and community image of the Housing Authority by developing and implementing a comprehensive Public Relations Plan.

The Perry Housing Authority continues to promote its agency and positive services the agency provides for the betterment of the customers we serve.

Goal Number Three

The Perry Housing Authority will enhance attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

The Perry Housing Authority has initiated, implemented and maintained a preventive maintenance and landscaping plan.

(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
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.

Part I: Summary					
PHA Name: Housing Authority of the City of Perry		Grant Type and Number Capital Fund Program Grant No: GA06P25250109 Replacement Housing		FFY of Grant: 2009	
		Factor Grant No:		FFY of Grant Approval: 2009	
		Date of CFFP: _____:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$70,967.00		\$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 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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 line 2- 19)	\$70,967.00		\$0.00	\$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				

Part I: Summary					
PHA Name: Housing Authority of the City of Perry		Grant Type and Number Capital Fund Program Grant No: GA06P25250109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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 ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	

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 undr 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part I: Summary						
PHA Name/Number: Perry Housing Authority / GA252		Locality (Perry/Houston Co.: Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$0.00	\$0.00	\$0.00	\$0.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$0.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$0.00	\$0.00	\$0.00	\$0.00
G.	Operations		\$70,967.00	\$70,967.00	\$70,967.00	\$70,967.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$70,967.00	\$70,967.00	\$70,967.00	\$70,967.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$70,967.00	\$70,967.00	\$70,967.00	\$70,967.00

Part I: Summary					
PHA Name: Housing Authority of the City of Perry		Grant Type and Number Capital Fund Program Grant No: GA06P25250110 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2010 FFY of Grant Approval: 2010
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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$70,967.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
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8	1440 Site Acquisition				
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10	1460 Dwelling Structures				
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14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
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18a	1501 Collateralization or Debt Service paid by the PHA				
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19	1502 Contingency (may not exceed 8% of line 20)				
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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				

Part I: Summary					
PHA Name: Housing Authority of the City of Perry		Grant Type and Number Capital Fund Program Grant No: GA06P25250110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
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
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	

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 undr 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

AUDIT REPORT

For the Year Ended March 31, 2009

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Kendall L. Davis, P.C.

Certified Public Accountant

39 N. Tallahassee Street

*

Hazlehurst, Georgia 31539

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(Ph 912-375-6077 Fax 912-375-6078)

Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Perry
Perry, Georgia

I have audited the accompanying basic financial statements of the Housing Authority of the City of Perry 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 of the City of Perry's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my 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. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. 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. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Perry 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, I have also issued my report dated September 14, 2009 on my consideration of the Housing Authority of the City of Perry's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of my 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 my audit.

The management's discussion and analysis on pages 3 through 7 are not a required part of the financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion on it.

My audit was performed for the purpose of forming an opinion on the financial statements of Housing Authority of the City of Perry, taken as a whole. The accompanying financial information listed in the Table of Contents as Supplementary Information and the Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the financial statements. Also, the accompanying Schedule of Expenditures of Federal Awards and Schedule of Adjustments Made are presented for purposes of additional analysis and are not a required part of the financial statements. Such Supplementary Information and schedules have been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, are fairly stated, in all material respects, in relation to the financial statements taken as a whole.



Kendall L. Davis, P.C.

Certified Public Accountant

Hazlehurst, Georgia
September 14, 2009

PERRY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION & ANALYSIS
Year Ended March 31, 2009

Management's Discussion and Analysis

The Management's Discussion and Analysis (the MDA) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of Housing Authority of the City of Perry, (the Authority) financial activity, (c) identify changes in the Authority financial position (its ability to address the next and subsequent year challenges), and (d) identify issues or concerns. This will now be presented at the front of each year's financial statements.

Since the Management's Discussion and Analysis is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the financial statements, which follow this section.

Financial Highlights

- Net assets at March 31, 2009, increased to \$753,391. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net assets were \$748,507 for 2008.
- The business-type activities revenues at March 31, 2009, were \$309,300. Total revenues were \$314,729 for 2008.
- Total expenses of all programs for March 31, 2009, were \$308,485. Total expenses were \$291,728 for 2008.
- Total capital grant contributions at March 31, 2009, were \$8,945. Total capital grant contributions were \$0 for 2008.

Overview of the Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a business-type activity.

This MD&A is intended to serve as an introduction to the Authority's basic financial statements.

The following statements are included:

- Statement of Net Assets – reports current financial resources (short-term expendable resources) with capital assets and long-term obligations.
- Statement of Revenue, Expenses, and Changes in Fund Net Assets – reports operating and non-operating revenue, by major source along with operating and non-operating expenses and capital contributions.
- Statement of Cash Flows - discloses net cash provided by, or used for operating activities, non-capital financing activities, capital and related financing activities, and investing activities

Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income (as defined in the HUD regulations).

Capital Fund Grants – The Authority’s capital funds are received from the Federal Government through a formula driven computation. These funds are used to upgrade our facilities at various developments to give our residents the decent and safe living environment they need. Each year’s grant funds must be entirely obligated within two years of inception of the grant, and entirely expended within four years.

FINANCIAL ANALYSIS

Statement of Net Assets

The following table focuses on the net assets and the change in net assets of the primary government as a whole.

TABLE 1 – STATEMENT OF NET ASSETS

	<u>2009</u>	<u>2008</u>	<u>Variance</u>	<u>% Change</u>
Current Assets	\$ 371,649	\$ 325,220	\$ 46,429	14.28%
Capital Assets, Net	408,268	446,021	(37,753)	-8.46%
Other Noncurrent Assets	-	-	-	
Total Assets	<u>\$ 779,917</u>	<u>\$ 771,241</u>	<u>\$ 8,676</u>	1.12%
Current Liabilities	\$ 22,241	\$ 19,756	\$ 2,485	12.58%
Noncurrent Liabilities	4,285	2,978	1,307	43.89%
Total Liabilities	<u>26,526</u>	<u>22,734</u>	<u>3,792</u>	16.68%
Net Assets:				
Invested in Capital Assets	408,268	446,021	(37,753)	-8.46%
Restricted	-	-	-	
Unrestricted	345,123	302,486	42,637	14.10%
Total Liabilities & Net Assets	<u>\$ 779,917</u>	<u>\$ 771,241</u>	<u>\$ 8,676</u>	1.12%

Major Factors Affecting the Statement of Net Assets

Current assets increased by \$46,429 primarily due to an increase in the cash accounts of \$36,498 and an increase in investments of \$5,758.

Capital assets decreased by \$37,753 due to depreciation expense exceeding capital additions.

Current liabilities increased by \$2,485 due to an overall increase in the amount of payables at year end.

Net assets increased by \$4,884 due to excess of revenues over expenses and prior period adjustments.

TABLE 2 – STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN FUND NET ASSETS

The following schedule compares the revenue and expenses for the current and previous fiscal years. The Housing Authority is engaged only in a Business-Type Activity.

	<u>2009</u>	<u>2008</u>	<u>Variance</u>
Operating Revenues:			
Rental Income	\$ 80,488	\$ 95,667	\$ (15,179)
Federal Grants	210,492	188,417	22,075
Other	7,696	12,403	(4,707)
Total Operating Revenues	<u>298,676</u>	<u>296,487</u>	<u>2,189</u>
Operating Expenses:			
Administration	88,157	68,222	19,935
Tenant Services	686	1,286	(600)
Utilities	24,632	17,342	7,290
Maintenance	115,858	121,516	(5,658)
Other Operating Expenses	20,149	24,637	(4,488)
Depreciation	59,003	58,725	278
Total Operating Expenses	<u>308,485</u>	<u>291,728</u>	<u>16,757</u>
Operating Income (Loss)	<u>(9,809)</u>	<u>4,759</u>	<u>(14,568)</u>
Nonoperating Revenues (Expenses):			
Interest Expense/Revenue	10,624	18,242	(7,618)
Capital Contributions	8,945		8,945
Total Nonoperating Activity	<u>19,569</u>	<u>18,242</u>	<u>1,327</u>
Change in Net Assets	9,760	23,001	(13,241)
Prior Period Adjustments	(4,876)		
Beginning Net Assets	<u>748,507</u>	<u>725,506</u>	<u>23,001</u>
Ending Net Assets	<u>\$ 753,391</u>	<u>\$ 748,507</u>	<u>\$ 4,884</u>

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND NET ASSETS

Net assets increased by \$9,760 as opposed to increasing by \$23,001 in the prior year due to an increase in operating revenues.

The Housing Authority had an operating loss of \$9,809 including non-cash depreciation expense of \$59,003 versus an operating gain of \$4,759 and depreciation expense of \$58,725 in prior year.

Total operating revenue increased by \$2,189 to \$298,676 due to an increase in Federal Grants.

Total operating expenses increased by \$16,757 to \$308,485 due to an increase in administrative and utilities costs.

Administration increase of \$19,935 was due to the hiring of an Executive Director instead of paying a management fee.

The decrease in maintenance costs of \$5,658 was primarily related to capital fund program costs for labor.

The other operating expenses decrease of \$4,488 is the result of a decrease in capital fund program costs for general expenses.

Total non operating revenues and expenses increased by \$1,327 to a non operating gain of \$19,589.

**STATEMENT OF REVENUES, EXPENSES
AND CHANGE IN FUND NET ASSETS – BY PROGRAM
TABLE 3**

	Business Activities	Low Rent Public Housing	Capital Fund	Total
Tenant Revenue		80,488		80,488
Grant Funding		139,821	79,616	219,437
Other Income	1,411	16,909		18,320
Total Revenue	1,411	237,218	79,616	318,245
Administration		88,157		88,157
Tenant Services		686		686
Utilities		24,632		24,632
Maintenance		53,228	62,630	115,858
General Expense		20,149		20,149
Depreciation		59,003		59,003
Total Expenses		245,855	62,630	308,485
Change In Net Assets	1,411	-8,637	16,986	9,760
Operating Transfers In		8,041		8,041
Operating Transfers Out			(8,041)	(8,041)
Equity Transfers		-4,876		-4,876
Beginning Net Assets	<u>32,248</u>	<u>710,787</u>	<u>0</u>	<u>748,507</u>
Ending Net Assets	33,659	705,828	-8,945	753,391

CAPITAL ASSETS

As of March 31, 2009, investment in capital assets for its business-type activities was \$408,268 net of accumulated depreciation. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress.

Major capital asset purchases during the current fiscal year included the following:

- Construction in progress from Capital Funds in the amount of \$8,945 and two heat pumps through Low Rent Program for \$3,330.

Major capital asset disposals during the current fiscal year included the following:

- None.

ECONOMIC FACTORS

Significant economic factors affecting the Housing Authority are as follows:

- Federal funding of the Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflation, recession and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.

FINANCIAL CONTACT

This financial report is designed to provide a general overview of the finances for all those with an interest in the Housing Authority finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to Mr. Charles Alexander, Executive Director, Perry Housing Authority; P. O. Box 29, Perry, GA 31069; Ph. 478.987.5097 and FAX 478.988.4230.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

STATEMENT OF NET ASSETS – PROPRIETARY FUND TYPE

As of March 31, 2009

ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 195,459
Tenants accounts receivable (net)	982
Investments	171,257
Accrued interest receivable	1,026
Prepaid insurance	2,925
Total current assets	<u>371,649</u>
Noncurrent Assets:	
Capital Assets:	
Nondepreciable capital assets	56,375
Depreciable capital assets, net	342,948
Construction in progress	8,945
Total noncurrent assets	<u>408,268</u>
Total assets	<u>779,917</u>
 LIABILITIES	
Current Liabilities:	
Accounts payable and accrued liabilities	9,884
Tenant security deposits	5,475
Due to other governments	5,786
Accrued compensated absences	572
Deferred revenues	524
Total current liabilities	<u>22,241</u>
Noncurrent Liabilities:	
Accrued compensated absences	<u>4,285</u>
Total liabilities	<u>26,526</u>
 NET ASSETS	
Invested in capital assets	408,268
Unrestricted net assets	345,123
Total net assets	<u>\$ 753,391</u>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND
NET ASSETS – PROPRIETARY FUND TYPE

For the year ended March 31, 2009

<hr/> <hr/>	
Operating revenues:	
Tenant rental revenue (net)	\$ 80,488
Other revenue	7,696
HUD operating grants	210,492
Total operating revenues	<u>298,676</u>
Operating expenses:	
Administration	87,585
Utilities	24,632
Ordinary maintenance	115,858
General expenses	20,721
Depreciation	59,003
Tenant services	686
Total operating expenses	<u>308,485</u>
Operating income (loss)	<u>(9,809)</u>
Nonoperating revenue (expenses):	
Interest income	<u>10,624</u>
Total nonoperating revenue (expenses)	<u>10,624</u>
Net Income (Loss) before contributions	815
Contributions – capital grants	<u>8,945</u>
Increase (decrease) in net assets	9,760
Net assets, beginning of year, as restated	<u>743,631</u>
Net assets, end of year	<u>\$ 753,391</u>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

STATEMENT OF CASH FLOWS – PROPRIETARY FUND TYPE

For the year ended March 31, 2009

<hr/> <hr/>	
Cash flows provided from operating activities:	
Cash received from tenants/others	\$ 86,395
Cash paid for goods and services	(186,357)
Cash paid to employees for services	(59,488)
HUD operating grants	<u>210,492</u>
Net cash provided from operating activities	<u>51,042</u>
Cash flows from noncapital financing activities	<u>-</u>
Cash flows used by capital and related financing activities:	
Acquisition of capital assets	<u>(16,374)</u>
Net cash flows used by capital and related financing activities	<u>(16,374)</u>
Cash flows provided from investing activities:	
Interest on investments	9,598
Purchase of investments	(171,257)
Proceeds from maturities of investments	<u>165,499</u>
Net cash flows provided from investing activities	<u>3,840</u>
Net increase (decrease) in cash and cash equivalents	38,508
Cash and cash equivalents at beginning of year	<u>156,951</u>
Cash and cash equivalents at end of year	<u>\$ 195,459</u>
Reconciliation of operating income (loss) to net cash provided from operating activities:	
Operating income (loss)	<u>\$ (9,809)</u>
Adjustments to reconcile operating income (loss) to net cash provided from operating activities:	
Depreciation	59,003
(Increase) decrease in accounts receivable	(1,789)
(Increase) decrease in prepaid insurance	(155)
Increase (decrease) in accounts payable accrued liabilities, security deposits	<u>3,792</u>
Total adjustments	<u>60,851</u>
Net cash provided from operating activities	<u>\$ 51,042</u>

See auditor's report.

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 1: Summary of Significant Accounting Policies:

A. Reporting Entity

The Housing Authority of the City of Perry is a public body created under the General Statutes of Georgia. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of Perry, Georgia.

The Board of Commissioners of the Housing Authority is appointed by the Mayor of the City of Perry but the Authority designates its own management. The City of Perry provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintains its own accounting system. Although the Board is appointed by the City of Perry no other criteria established by Section 2100 and 2600 of the Codification of Governmental Accounting Standards Board, the Financial Accounting Standards Board, and Governmental Accounting Standards Board Statement No. 39 for inclusion of the Authority in the City of Perry's financial statements are met. Therefore, a separate financial report is prepared for the Authority. All of the operations of the Authority are included in the audited financial statements and there are no operations or activities which have been excluded.

B. Description of a Public Housing Authority

Funding for public housing authorities is received from the United States Department of Housing and Urban Development (HUD) and from participants in public housing programs. Under the Low Rent Housing Assistance Program, low income tenants pay monthly rents which are determined by their need for assistance. HUD pays the annual debt service contributions directly to a fiscal or paying agent under the terms of the annual contributions contract. HUD also pays operating subsidies to the housing authority to enable the authority to maintain the low-income character of the neighborhood while providing adequate services and maintaining adequate reserves.

Included within the reporting entity:

<u>GOVERNMENTAL FUNDS</u>		<u>UNITS</u>
Authority Owned Housing Contracts	A-2826	<u>50</u>
 <u>OTHER ACTIVITIES</u>		
Capital Fund Program		

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 1: Summary of Significant Accounting Policies: (Continued)

C. Basis of Presentation

The accounts of the Authority are organized and operated on a fund basis. A fund is a independent fiscal and accounting entity with a self-balancing set of accounts recording its assets, liabilities, net assets, revenues, and expenses.

The Authority accounts for its operation in one fund type, the enterprise fund that reflects all the activities of the Authority. An enterprise fund is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The Housing Authority of the City of Perry maintains one enterprise fund which includes the following programs: Low Rent Housing Program, Capital Fund Program, and Business Activities Programs.

D. Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The enterprise fund is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of this fund are included on the statement of net assets. Enterprise fund type equity (i.e., net total assets) is segregated into investment in capital assets (net of related debt) and unrestricted net asset components. Operating activities for this fund present increases (e.g., revenues) and decreases (e.g., expenses) in net total assets.

The fund of the Authority is maintained on the modified accrual basis during the year. The financial statements for the Authority have been presented on the accrual basis. Under this basis, revenues are recorded when earned and expenses are recorded when incurred. The converting from the modified accrual basis to the full accrual basis, the changes required are adjustments for prepaid expenses, accounts payable, depreciation, prepaid tenant rents, and capital outlay. Payments of outstanding debt and accrued interest by HUD which have been earned by the Authority, but not yet realized, are recorded as revenue. Operating income reported includes rental income, other tenant charges, operating grants, and other revenue for the continuing operations of the fund. Operating expenses are the costs of providing goods and services. Other revenues and expenses are classified as non-operating in the financial statements.

As permitted, the Housing Authority of the City of Perry has elected to apply only the applicable FASB Statements and Interpretations issued before November 30, 1989 in its accounting and reporting practices for its operations.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 1: Summary of Significant Accounting Policies: (Continued)

E. Budgetary Data

The Authority maintains budgetary controls over its fund, as required by the terms of the Authority's annual contributions contract with HUD. An annual budget is adopted for the enterprise fund. It was determined that all revenues and expenses were in accordance with the program budgets. Expenses may not legally exceed appropriations at the departmental level for the enterprise fund. All increases in appropriation to administration and capital expenditures must be approved by the Board. The budget was prepared on the modified accrual basis of accounting.

F. Assets, Liabilities, and Net Assets or Equity

Deposits and Investments

All deposits of the Authority are made in board-designated official depositories and are secured as required by HUD regulations. The Authority may designate as an official depository any bank or savings and loan association whose principal office is located in Georgia. Also, the Authority may establish time deposit accounts such as NOW and Super NOW accounts, money accounts and certificates of deposit. Section 401(e) of the annual contribution contract authorizes the Authority to invest in the following types of securities:

1. Obligations of the Federal Government which are backed by the full faith and credit of the Federal Government.
2. Obligations of any agency or instrumentality of the Federal Government if the payment of interest and principal on such obligations is fully guaranteed by the Federal Government.
3. Obligations of the Federal Intermediate Credit Banks, the Federal Home Loan Banks, the Federal National Mortgage Association, the Banks for Cooperatives, and the Federal Land Banks which mature no later than 18 months after the date of purchase.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 1: Summary of Significant Accounting Policies: (Continued)

G. Assets, Liabilities, and Net Assets or Equity

Deposits and Investments

As required by the annual contributions contract, the Authority prepares cash forecasts for each program to determine the amount of funds available for investment and to maximize investment earnings. During the fiscal year and at year-end, all cash was held in the form of interest bearing accounts. The deposits and the above described investments with an original maturity of ninety days or less are considered cash and cash equivalents for the Statement of Cash Flows.

Fair value of financial instruments

The carrying amount of the Authority's financial instruments at March 31, 2009, including cash, investments, accounts receivable and accounts payable closely approximates fair value.

Capital Assets

Capital assets are recorded at historical cost at the date of acquisition. Assets are depreciated on a straight-line basis over the following years:

Dwelling structures	30 years
Non-dwelling structures	30 years
Dwelling structures improvements	15 years
Site improvements	15 years
Dwelling equipment	5-7 years
Office furniture and equipment	5-7 years
Maintenance equipment	5-7 years
Automobiles and vehicles	5-7 years

The Authority capitalizes assets with initial costs greater than \$5,000 and useful lives greater than one year.

Deferred Revenue

Deferred revenues consist of rental payments made by tenants in advance of their due date.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 1: Summary of Significant Accounting Policies: (Continued)

Vacation and Sick Leave Compensation

The Housing Authority of the City of Perry allows its full time employees to accumulate vacation leave. Eligible employees with less than three years of service earn 6 hours per month; three to fifteen years of service earn 10 hours per month; and over fifteen years of service earn 12 hours per month. Sick leave does not vest but unused sick leave accumulated at the time of retirement may be used in determination of length of service for retirement benefits purposes. Since the Authority has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made. The current portion of accumulated vacation pay and salary related payments are not considered to be material.

Net Assets

Invested in Capital Assets (net of related debt)

Invested in capital assets represents funds received for development and modernization of the Authority's dwelling units. In addition, this amount represents capital assets purchased through operations and grant programs. The Authority has no related debt.

Net Assets

Net assets include assets remaining after deducting liabilities, net assets invested in capital assets, and provides a basis of assessing the liquidity and financial flexibility of the Authority.

NOTE 2: Stewardship, Compliance, and Accountability

The Authority appeared to have met its responsibilities regarding stewardship, compliance, and accountability for its fund.

NOTE 3: Detail Notes on All Programs

A. ASSETS

Deposits and Investments

The Authority's deposits include deposits with financial institutions. The carrying amount of the Authority's deposits for cash and investments was \$366,716. The total amount of bank balances and certificates of deposit were \$368,733. All deposits and certificates of deposit were adequately secured by the Authority's financial institutions with F.D.I.C. coverage and securities pledged in the entity's name.

The Authority's cash and investments consist of checking, money market, and certificates of deposits. The Authority's checking and money market accounts are short-term highly liquid investments that are considered cash and cash equivalents. The Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash and cash equivalents.

The Authority's investments consist of certificates of deposits from FDIC insured state banks with an original maturity in excess of ninety days. Investments are stated at cost, which approximates fair value.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 3: Detail Notes on All Programs (continued)

Capital Assets

The capital assets (at cost) of the Housing Authority of the City of Perry at March 31, 2009 consisted of the following:

	Balance at				Balance at
	March 31, 2008	Additions	Deletions	Transfers	March 31, 2009
Nondepreciable Capital Assets:					
Land (nondepreciable)	\$ 56,375	-	-	-	\$ 56,375
Construction in progress	-	8,945	-	-	8,945
Total Nondepreciable Assets	56,375	8,945	-	-	65,320
Depreciable capital assets:					
Buildings and improvements	1,252,909	3,330	-	-	1,256,239
Furniture, equip., vehicles	61,416	8,975	-	-	70,391
Total Depreciable Assets	1,314,325	12,305	-	-	1,326,630
Less accumulated depreciation for:					
Buildings and improvements	883,970	55,511	-	3,801	943,282
Furniture, equip., vehicles	40,709	3,492	-	(3,801)	40,400
Total Accumulated Depreciation	924,679	59,003	-	-	983,682
Total Depreciable Assets, net	389,646	(46,698)	-	-	342,948
Total Capital Assets, Net	\$ 446,021	\$ (37,753)	-	-	\$ 408,268

B. LIABILITIES

Pension Plan Obligation

The Authority provides a defined contribution pension plan through the Variable Annuity Life Insurance Company for eligible full-time employees. The Board of Commissioners authorized participation in the pension plan. The Authority contributes an amount equal to 13% of each employee's annual compensation to the plan. Employees are not required to contribute to the plan. Pension expense totaled \$7,733 for the year ended March 31, 2009.

C. NET ASSETS

Schedule of Restatement of Net Assets:

	Invested In Capital Assets	Unrestricted Net Assets	Total
Balance - beginning of year	\$ 446,021	\$ 302,486	\$ 748,507
Adjustments to restate beginning balance	-	(4,876)	(4,876)
Adjusted balance - beginning of year	446,021	297,610	743,631
Increase in net assets	-	9,760	9,760
Changes in invested in capital assets	(37,753)	37,753	-
Balance - end of year	\$ 408,268	\$ 345,123	\$ 753,391

*Adjustments to restate beginning balance:

To reclassify prior interest receivable \$ (4,876)

The effect of this adjustment is to decrease net assets for the year ended March 31, 2008.

HOUSING AUTHORITY OF THE CITY OF PERRY
Perry, Georgia

NOTES TO FINANCIAL STATEMENTS

March 31, 2009

NOTE 4: Related Party Transactions

The Authority and the Warner Robins Housing Authority have a management agreement whereby the Warner Robins Housing Authority performs administrative functions and is reimbursed monthly at a rate of an average of \$2,000 per month. During the year the Authority paid management fees in the amount of \$23,175.

NOTE 5: Claims and Judgments

At March 31, 2009, the Authority was not a defendant to any lawsuit whose outcome would be material to the financial statements. No provision was made in the audited financial statements for any contingent liabilities. In the opinion of management, there is no legal matter that will have a materially adverse affect on the Authority's financial position.

NOTE 6: Risk Management

The Authority carries commercial insurance against all risks of loss, including property and general liability, auto, worker's comp, fidelity, and public officials liability insurance. There have been no significant reductions in insurance coverage in the prior year, and settled claims from these risks have not exceeded commercial insurance coverage in any of the last three fiscal years.

NOTE 7: Conduit Type Debt

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by the United States Department of HUD. There is no debt or pledge of faith and credit on part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Housing Authority.

HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

My consideration of the 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 the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, I believe that the significant deficiencies described above are material weaknesses.

Compliance and other matters

As a part of obtaining reasonable assurance about whether the Housing Authority of the City of Perry's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards* and which is described in the accompanying Schedule of Findings and Responses as findings 2009-1 and 2009-2.

The Housing Authority of the City of Perry's response to the findings identified in my audit are described in the accompanying Schedule of Findings and Responses as findings 2009-1 and 2009-2. I did not audit the Housing Authority of the City of Perry's response and, accordingly, I express no opinion on it.

I also noted certain matters that I reported to management of the Housing Authority of the City of Perry in a separate letter dated September 14, 2009.

This report is intended for the information and use of the management of the Housing Authority of the City of Perry, the U.S. Department of Housing and Urban Development, and REAC and is not intended to be and should not be used by anyone other than these specified parties.


Kendall L. Davis, P.C.
Certified Public Accountant

Hazlehurst, Georgia
September 14, 2009

Housing Authority of the City of Perry
Perry, Georgia

March 31, 2009

SCHEDULE OF FINDINGS AND RESPONSES

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?	Yes
Significant deficiencies identified not considered to be material weaknesses?	No
Noncompliance material to the financial statements noted?	No

Section II - Financial Statement Findings:

There following audit findings were disclosed for the period ended March 31, 2009:

Finding

2009-1 Internal control deficiency over financial reporting
The audit fieldwork disclosed that the Authority did not report its financial statements in its unaudited submission to REAC based on generally accepted accounting principles (GAAP). It was determined that accounts payable and payroll liabilities had not been recorded as of year end. The recording of these was necessary for the Authority to report financial statements on the full-accrual method which is required by GAAP.

It is recommended that the Authority establish procedures whereby its financial statements are reported on the full-accrual method in accordance with generally accepted accounting principles.

2009-2 Contractor's payroll not obtained for Capital Fund Program
The audit fieldwork disclosed that the Authority did not obtain contractor's payroll from contractors for work performed on its units in accordance with the Davis-Bacon Act. Contractor's payroll was not obtained for one contractor.

It is recommended that the Authority establish procedures whereby it obtains contractor's payroll and verify compliance with the Davis-Bacon Act before contractors are paid.

Housing Authority of the City of Perry
Perry, Georgia

March 31, 2009

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS

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

Housing Authority of the City of Perry
Perry, Georgia

March 31, 2009

CORRECTIVE ACTION PLAN

The following is the corrective action planned by the Authority regarding the current audit finding for the year ended March 31, 2009.

Finding

2009-1 Internal control deficiency over financial reporting

We will establish procedures whereby all accrual of expenses will be made at year end before the unaudited submission is sent to REAC.

2009-2 Contractor's payroll not obtained for Capital Fund Program

We have established procedures whereby contractor's payroll will be obtained from each contractor before payments are made.

Effective Date: December 15, 2009

Contact Information

Charles Alexander, Executive Director
Housing Authority of the City of Perry
822 Perimeter Circle
Perry, Georgia 31069
(478) 987-5097

Housing Authority of the City of Perry
Perry, Georgia

Schedule of Expenditures of Federal Awards

For the twelve months ended March 31, 2009

	<u>Federal CFDA Number</u>	<u>Program or Award Amount</u>	<u>Disbursements or Expenditures</u>
FEDERAL GRANTOR			
U. S. Department of HUD			
Direct Programs:			
Public Housing			
Low-rent Housing Program	14.850	\$ 139,821	<u>\$ 139,821</u>
Capital Fund Programs	14.872	\$ 145,434	<u>79,616</u>
			<u><u>\$ 219,437</u></u>

This schedule includes the federal grant activity of the Housing Authority of the City of Perry and is presented on the full accrual basis of accounting.

Housing Authority of the City of Perry
Perry, Georgia

For the year ended March 31, 2009

SCHEDULE OF ADJUSTMENTS MADE

LOW-RENT HOUSING

<u>FDS</u>		<u>Debit</u>	<u>Credit</u>
------------	--	--------------	---------------

	(1)		
114	Cash – restricted	375.00	
111	Cash – unrestricted		225.00
91900	Other		150.00

To adjust cash to actual.
(This adjustment should be made by the Authority.)

	(2)		
71500	Other revenue	375.00	
341	Tenant security deposit		375.00
126	Tenant accounts receivable	524.00	
342	Deferred revenue		524.00

To adjust to actual.
(This adjustment should be made by the Authority.)

	(3)		
131	Investments	258.00	
129	Accrued interest receivable	1,026.00	
719	Interest revenue		1,284.00

To record earned interest receivable.
(This adjustment should be made by the Authority.)

	(4)		
164	Equipment	8,975.00	
919	Other		8,975.00

To reclassify after purchase.
(This adjustment should be made by the Authority.)

See auditor's report.

Housing Authority of the City of Perry
Perry, Georgia

For the year ended March 31, 2009

SCHEDULE OF ADJUSTMENTS MADE

LOW-RENT HOUSING

<u>FDS</u>		<u>Debit</u>	<u>Credit</u>
	(5)		
919	Other	504.94	
931	Water	459.93	
932	Electricity	189.66	
933	Gas	82.97	
936	Sewer	1,276.76	
943	Contract costs	267.25	
312	Accounts payable		2,781.51

To book unrecorded liabilities.
(This adjustment should be made by the Authority.)

	(6)		
911	Administrative salaries	1,166.00	
915	Employee benefits – administrative	89.00	
941	Ordinary maintenance and operations – labor	964.00	
945	Employee benefits – maintenance	74.00	
321	Accrued wages payable		2,293.00

To record earned salaries.
(This adjustment should be made by the Authority.)

	(7)		
512.1	Unrestricted net assets	8,975.00	
508.1	Invested in capital assets		8,975.00

To adjust investment in capital assets to actual.
(This adjustment should be made by the Authority.)

See auditor's report.

Kendall L. Davis, P.C.

Georgia Society of CPAs

CERTIFIED PUBLIC ACCOUNTANT

39 N. Tallahassee Street



Hazlehurst, Georgia 31539



(912-375-6077)

Management Letter

September 14, 2009

Mr. Charles Alexander, Executive Director
Housing Authority of the City of Perry
Perry, Georgia

Dear Mr. Alexander and Board of Commissioners:

The purpose of this letter is to let you know of conditions that came to our attention during the conduct of your March 31, 2009 annual audit. These conditions were not mentioned in the audit report but should be given adequate consideration.

1. Authority policies needs to be updated

The audit fieldwork disclosed that several of the Authority's policies had not been updated within the past three years. It was determined that the personnel, capitalization, disposition, and procurement policies had not been updated in several years.

It is recommended that the Authority review all policies and update as necessary.

2. Excessive capitalization amount

The audit fieldwork disclosed that the Authority's capitalization policy was \$5,000. The effect of this condition is that the Authority is not maintaining adequate control over purchases less than \$5,000 on its capital asset records.

It is recommended that the Authority consider lowering the capitalization policy amount to \$500 so that better controls of small purchases of capital assets can be maintained.

3. Authority did not have an accountable reimbursement plan for employee reimbursements

The audit fieldwork disclosed that the Authority did not have an employee reimbursement plan for travel expenses incurred for Authority business. Employees received reimbursements without submitting details of the nature of the expenses to be reimbursed, such as mileage.

It is recommended that the Authority require that each employee prepare a travel expense report before reimbursements are made.

No other conditions came to our attention that should be disclosed except for the audit findings mentioned in the audit report.

Sincerely,



Kendall L. Davis, P.C.

Certified Public Accountant

FINANCIAL DATA SCHEDULE

Entity Wide Balance Sheet Summary

GA252

03/31/2009

Audited/Non-A-133

	Project Total	1	Subtotal	Total
111 Cash - Unrestricted	156325	33659	189984	189984
114 Cash - Tenant Security Deposits	5475		5475	5475
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	161800	33659	195459	195459
126 Accounts Receivable - Tenants	2482		2482	2482
126.1 Allowance for Doubtful Accounts -Tenants	-1500		-1500	-1500
129 Accrued Interest Receivable	1026		1026	1026
120 Total Receivables, Net of Allowances for Doubtful Accounts	2008	0	2008	2008
131 Investments - Unrestricted	171257		171257	171257
142 Prepaid Expenses and Other Assets	2925		2925	2925
145 Assets Held for Sale				
150 Total Current Assets	337990	33659	371649	371649
161 Land	56375		56375	56375
162 Buildings	1256239		1256239	1256239
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration	70391		70391	70391
165 Leasehold Improvements				
166 Accumulated Depreciation	-983682		-983682	-983682
167 Construction in Progress	8945		8945	8945
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	408268	0	408268	408268
180 Total Non-Current Assets	408268	0	408268	408268
190 Total Assets	746258	33659	779917	779917
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	6700		6700	6700
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	3184		3184	3184
322 Accrued Compensated Absences - Current Portion	572		572	572
333 Accounts Payable - Other Government	5786		5786	5786
341 Tenant Security Deposits	5475		5475	5475
342 Deferred Revenues	524		524	524

310 Total Current Liabilities	22241	0	22241	22241
354 Accrued Compensated Absences - Non Current	4285		4285	4285
350 Total Non-Current Liabilities	4285	0	4285	4285
300 Total Liabilities	26526	0	26526	26526
508.1 Invested In Capital Assets, Net of Related Debt	408268		408268	408268
512.1 Unrestricted Net Assets	311464	33659	345123	345123
512.2 Unreserved, Undesignated Fund Balance				
513 Total Equity/Net Assets	719732	33659	753391	753391
600 Total Liabilities and Equity/Net Assets	746258	33659	779917	779917

Entity Wide Revenue and Expense Summary

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	Project Total	1	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	80488		80488		80488
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	80488	0	80488		80488
70600 HUD PHA Operating Grants	210492		210492		210492
70610 Capital Grants	8945		8945		8945
71100 Investment Income - Unrestricted	9213	1411	10624		10624
71500 Other Revenue	7696		7696		7696
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	316834	1411	318245		318245
91100 Administrative Salaries	11156		11156		11156
91200 Auditing Fees	6200		6200		6200
91300 Management Fee	23175		23175		23175
91500 Employee Benefit contributions - Administrative	9095		9095		9095
91900 Other	37959		37959		37959
91000 Total Operating - Administrative	87585	0	87585		87585
92400 Tenant Services - Other	686		686		686
92500 Total Tenant Services	686	0	686		686
93100 Water	5286		5286		5286
93200 Electricity	4671		4671		4671
93300 Gas	1399		1399		1399
93600 Sewer	13276		13276		13276
93000 Total Utilities	24632	0	24632		24632
94100 Ordinary Maintenance and Operations - Labor	48332		48332		48332
94200 Ordinary Maintenance and Operations - Materials and Other	36650		36650		36650
94300 Ordinary Maintenance and Operations Contracts	17648		17648		17648
94500 Employee Benefit Contributions - Ordinary Maintenance	13228		13228		13228
94000 Total Maintenance	115858	0	115858		115858
96110 Property Insurance	11027		11027		11027
96120 Liability Insurance					
96130 Workmen's Compensation	1440		1440		1440
96140 All Other Insurance					
96100 Total insurance Premiums	12467	0	12467		12467

96200 Other General Expenses				
96210 Compensated Absences	572		572	572
96300 Payments in Lieu of Taxes	5787		5787	5787
96400 Bad debt - Tenant Rents	1895		1895	1895
96000 Total Other General Expenses	8254	0	8254	8254
96900 Total Operating Expenses	249482	0	249482	249482
97000 Excess of Operating Revenue over Operating Expenses	67352	1411	68763	68763
97400 Depreciation Expense	59003		59003	59003
90000 Total Expenses	308485	0	308485	308485
10010 Operating Transfer In	8041		8041	8041
10020 Operating transfer Out	-8041		-8041	-8041
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	8349	1411	9760	9760
11020 Required Annual Debt Principal Payments		0	0	0
11030 Beginning Equity	716259	32248	748507	748507
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-4876	0	-4876	-4876
11190 Unit Months Available	600	0	600	600
11210 Number of Unit Months Leased	585	0	585	585
11270 Excess Cash	312824		312824	312824
11610 Land Purchases	0		0	0
11620 Building Purchases	8945		8945	8945
13901 Replacement Housing Factor Funds	0		0	0