

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>Southwest Georgia Consolidated Housing Authority</u> PHA Code: GA282 PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 163 Number of HCV units: None				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Provide affordable housing for low and very-low income families in the Authority's jurisdiction.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. CFP funds are being placed into operations for review by the Board and in discussions with the Authority's architect will make plans for future expenditures ga282f02				
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. (a) none (b) The main office of the Authority located at 501 W Church Street, St. Marys, GA on Tuesdays and Thursdays except holidays				
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>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached as HUD Form 50075.1 ga282d02				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached as HUD Form 50075.2 ga282c02				
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. N/A				
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. The Authority's plan adheres to the State of Georgia's Consolidated Plan as provided on the DCA website. Ga282i02				

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. ga282g02 9.1</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. ga282f02</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” (b) attached to this document ga282b02</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) ga282h02 HUD-50077</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) ga282i02 HUD-50070</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) ga282j02 HUD-50071</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) ga282k02 SF-LLL</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) ** NOT REQUIRED **</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations ga282e02</p> <p>(g) Challenged Elements ga282e02</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) ga282d02</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) ga282c02</p>

Attachment ga282a02

The Southeast Georgia Consolidated Housing Authority

Annual Plan

Fiscal Year 10/01/2010 – 09/30/2011

Violence Against Women Act Report

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

Due to budget shortfalls, the Southeast Georgia Consolidated Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Southeast Georgia Consolidated Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

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

Due to budget shortfalls, the Southeast Georgia Consolidated Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Southeast Georgia Consolidated Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

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

Due to budget shortfalls, the Southeast Georgia Consolidated Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Southeast Georgia Consolidated Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

Attachment ga282b02

Supporting Document

Southeast Georgia Consolidated Housing Authority

Annual Plan

Fiscal Year 10/01/2010 – 09/30/2011

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

“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Southeast Georgia Consolidated Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

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 Southeast Georgia (GA282)			St. Marys, Camden & Charlton, Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY ____2011____	Work Statement for Year 3 FFY ____2012____	Work Statement for Year 4 FFY ____2013____	Work Statement for Year 5 FFY ____2014____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		263,475	263,475	263,475	263,475
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		263,475	263,531	263,475	263,475

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	N/A			N/A		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY __2010__	Work Statement for Year __2013__ FFY __2013__			Work Statement for Year: __2014__ FFY __2014__		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement						
	N/A				N/A	
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Part I: Summary	
PHA Name: Southeast Georgia Consolidated Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P282501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 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		263,475		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary	
PHA Name: Southeast Georgia Consolidated Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P282501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	263,475			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director  Date: <i>09/24/10</i>	Signature of Public Housing Director Date:
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Southeast Georgia Consolidated Housing Authority
Folkston, Kingsland, St. Marys, Woodbine
501 W. Church Street P O Box 526
St. Marys, Georgia 31558
(912) 882-5705 FAX (912) 882-7511

ITEM 11.0 (g)

June 24, 2010

To Whom It May Concern:

RE: Agency Plan for Fiscal Year 10/01/2010 – 09/30/2011

The Southeast Georgia Consolidated Housing Authority does not have a Resident Advisory Board. The Authority for many years attempted to organize such an entity to no avail. The Authority consists of 163 public housing units located in four cities located in Camden and Charlton counties in rural south Georgia.

There were no comments received from residents, and all were notified of the pending Agency plan and its contents, and there were no comments or attendance at the Public Hearing held June 24, 2010.

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

Southeast Georgia Consolidated Housing Authority

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

Fiscal Year 10/01/2010 – 09/30/2011

Attachment ga282f02

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

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

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

Southeast Georgia Consolidated Housing Authority
Strategy for Addressing the Housing Needs of Families
In the Jurisdiction and on the Waiting List

Fiscal Year 10/01/2010 – 09/30/2011

Attachment ga282g02

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

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

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

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