

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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

GOAL: EXPAND THE SUPPLY OF AFFORDABLE HOUSING

Objectives:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments. Partner with the City and County to study and assess housing stock, and formulate a plan to provide additional housing units for purchase and rent by low and moderate income families

GOAL: IMPROVE THE QUALITY OF AFFORDABLE HOUSING

Objectives:

Renovate or modernize public housing units – The Housing Authority will continue to modernize its developments using available CFP funds.

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT. MAKE THE TRI-CITY HOUSING AUTHORITY CAMPUS MORE ATTRACTIVE AND USER FRIENDLY TO ALL RESIDENTS REGARDLESS OF AGE OR PHYSICAL CONDITION

Objectives:

Implement public housing security improvements

Install steps, handrails and grab bars to enhance senior citizen ingress and egress and occupancy in all one and two bedroom apartment units.

Begin landscaping program to include tree plantings, shrubs, and flowers

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

Objectives:

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

GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

Objectives:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

GOAL: STRIVE FOR ENERGY EFFICIENCY AND COST SAVINGS TECHNIQUES

Objectives:

Complete an Energy Audit by 2014 to establish specific Green Goals for the Housing Authority to follow in improving the energy efficiency of all housing units. The plan will include policy recommendations and renovations with energy payback opportunities

GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)

Objectives:

Continue to fully comply with the Violence Against Women Act (VAWA). Details are in **Attachment C**.

GOAL: PROMOTE A STRONGER SENSE OF PRIDE AND PARTICIPATION IN COMMUNITY AND NEIGHBORHOOD WITHIN HOUSING AUTHORITY RESIDENTS

Objectives:

Continue to involve the Resident Advisory Board and the Tenants Association in the planning process of capital projects.

Sponsor an annual field trip /outing for residents through the Tenants Association

Observe holidays with Tenants via special parties and activities.

Establish playground opportunities, sports facilities, garden plots, and neighborhood services to establish and foster a sense of community and pride in the PHA properties.

Seek summer employment funds for high school students, and training programs for young mothers and adults through promotion and coordination with existing local sponsors.

Create a monthly recognition of residents who excel in house maintenance or personal accomplishments

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

Consolidated Housing Authority of Talbot County merged with the Housing Authority of the City of Woodbury. This consolidated agency is called Tri-City Housing Authority. Each agency established their own set of goals and objectives in 2005. The following table reflects the progress that each agency has made in achieving the 5-Year goals and objectives established for 2005 – 2009:

CONSOLIDATED HOUSING AUTHORITY OF TALBOT COUNTY:

GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING	
Objective	Progress
Improve public housing management: (PHAS score)	Accomplished. All score have been progressively better, always accomplishing a passing score.
Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)	Accomplished. Implemented work processes and procedures to increase management operations.
Renovate or modernize public housing units:	Somewhat, we have done a whole lot, like putting in some new windows, new ceiling fans, new cabinets, etc. But there should always be a goal to keep working on modernizations.

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT	
Objective	Progress
Implement public housing security improvements:	Accomplished. We added lighting, improved locks, doors, and windows. But, should always have a goal to keep working on security. We would like to have cameras installed in all areas.

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS	
Objective	Progress
Working Families Preference for housing	We do this. However it is probably not a good objective, since there is no business and industry in our area. The majority of families do not have anyone working.

GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING	
Objective	Progress
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:	Accomplished with all our policies and procedures. But will remain vigilant in making sure that we observe all policies and update policy and procedures as necessary.

GOAL: STRIVE TO OBTAIN THE HIGHEST PHAS SCORE OVER THE NEXT FIVE YEARS	
Objective	Progress
By 10/01/2008, obtain the high performer status.	This was unrealistic after the reduction of funding. We have not accomplished this based on the loss of subsidy to 85%, that affects our financial score, so maintaining a standard performer is now viewed as successful.

GOAL: STRIVE TO MEET THE NEEDS OF THE RESIDENTS IN PROVIDING DECENT AND SANITARY HOUSING.	
Objective	Progress
Follow the physical needs assessment in maintaining the public housing units annually.	Accomplished. However, we try to complete a new one every 3 - 5 years to keep updating the needs of the property and increasing cost.
Provide playground equipment for the children in the communities beginning in FY 2005.	Accomplished. But most of the equipment has been torn up and damaged. We have had to use all our money on the inside of the apartments, so we have not been able to replace damaged or torn down equipment.

B. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009 (Continued from previous page):

HOUSING AUTHORITY OF THE CITY OF WOODBURY:

GOAL: MANAGE THE HOUSING AUTHORITY OF THE CITY OF WOODBURY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER.	
Objective	Progress
The Housing Authority shall continue to strive to be recognized as a high performer. This is an on-going objective.	Ongoing in Tri-City Housing Authority

GOAL: ENHANCE THE MARKETABILITY OF THE HOUSING AUTHORITY OF THE CITY OF WOODBURY'S PUBLIC HOUSING UNITS	
Objective	Progress
The Housing Authority shall achieve proper curb appeal for its public housing development by improving it's landscaping, keeping its grass cut, making the properties litter-free, and other actions. This is an on-going objective.	Ongoing in Tri-City Housing Authority

GOAL: DELIVER TIMELY AND HIGH QUALITY MAINTENANCE SERVICE TO THE RESIDENTS OF THE HOUSING AUTHORITY OF THE CITY OF WOODBURY.	
Objective	Progress
The Housing Authority of the City of Woodbury shall continue to maintain an average response time of 2 days or less in responding to routine work orders. This is an on-going objective.	Ongoing in Tri-City Housing Authority
The Housing Authority of the City of Woodbury shall maintain an average response time of less than 24 hours in responding to emergency work orders. This is an on-going objective.	Ongoing in Tri-City Housing Authority

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(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.</p> <p><i>This section not Applicable for small PHAs</i></p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>This section not Applicable for small PHAs</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>See page 5</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See page 5</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>Not Applicable for the Tri-City Housing Authority</i></p>
9.0	<p>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.</p> <p><i>This section not Applicable for small PHAs</i></p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>This section not Applicable for small PHAs</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Progress on the Housing Authority’s goals was already included in Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The following definition has been formally adopted by our Board of Commissioners:</p> <p>“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Tri-City Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”</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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>See Attachment A</p> <p>(g) Challenged Elements – See Attachment B</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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OTHER ATTACHMENTS:

Attachment C – Violence Against Women Act (VAWA) Statement)

Attachment D – Capital Fund Program Annual Statement – FY 2010

Attachment E – Capital Fund Program Five-Year Action Plan

Over the course of the next five years, Tri-City Housing Authority may implement and/or become involved with the following:

- **Site-Based Waiting Lists**
- **Mixed Finance Modernization or Development**
- **Conversion of Public Housing Public Housing Homeownership Program**

Tri-City Housing Authority will also apply for new programs if NOFAs are issued by HUD or other appropriate opportunities are presented.

Attachment A

Tri-City Housing Authority

Five-Year Plan

Fiscal Years 10/01/2010 – 10/01/2014

Comments of the Resident Advisory Board

Tri-City Housing Authority met with the Resident Advisory Board (RAB) on June 22, 2010.

Elements of the PHA Plan Template and the Capital Fund Program grants were discussed. The RAB members agreed with the overall Plan as presented and no suggestions or changes were offered by them.



Vicki J. Alston, Executive Director
Tri-City Housing Authority
June 22, 2010

Attachment B

Tri-City Housing Authority

Five-Year Plan

Fiscal Years 10/01/2010 – 10/01/2014

Challenged Elements

There were no challenged elements to the Housing Authority's Five-Year Agency Plan


Vicki J. Alston, Executive Director
Tri-City Housing Authority
June 22, 2010

Attachment C

Tri-City Housing Authority

Five-Year Plan

Fiscal Years 10/01/2010 – 10/01/2014

Violence Against Women Act Report

A goal of the Tri-City Housing Authority to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

Tri-City 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.

Through cooperation with the local domestic violence agencies and Talbot County's Sheriff's Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:

**Children's Emergency Shelter of Columbus
United Way of Chattahoochee Valley, Inc.
New Horizons – 24 hour Emergency Crisis Service**

Tri-City Housing Authority provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The above listed agencies' program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.

For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the listed agencies for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Sheriff's Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.

Tri-City 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.

The same methods as described herein are used, making referrals to the listed agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Sheriff's Department personnel.

Tri-City Housing Authority has the following procedure in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

All residents have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP) and the Public Housing Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act

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

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

Part I: Summary

PHA Name: Tri-City Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P283 501 10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **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		4,641		
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		101,875		
10	1460 Dwelling Structures		20,264		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		3,803		
13	1475 Non-dwelling 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				
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)		130,583		

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

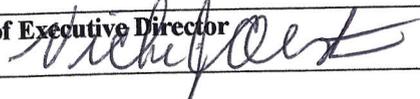
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary	PHA Name: Tri-City Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P283 501 10 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 7/8/10	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.

Part II: Supporting Pages

PHA Name: Tri-City Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P283 501 10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations	1406						
	P H Operations		LS	4,641				
	Site Improvements	1450						
GA 283-4 office bldg (Woodbury)	Install parking curb along asphalt parking area		LS	5,650				
GA 283-4 office	Run Water line from new building to water main			4,300				
GA 283-2 office bldg (Woodland)	Move trailer into place on footers			1,000				
GA 283-2 office	Dig and pour concrete footers; footers/piers 12X24X24; Ground anchors set into concrete			2,600				
GA 283-4 office	Dig and pour concrete footers; footers/piers 12X24X24; Ground anchors set into concrete			2,600				
GA 283-2 office	Finish grade to site			21,000				
GA 283-2 office	Striping of parking lot lines			13,950				
GA 283-4 office	Striping of parking lot lines			9,000				
GA 283-2 office	Tree removal			13,775				
GA283-3 Stephenson Court	Replace septic tank and fill lines	1450	4 apts	21,000				
GA 283-2 office	Finish roadwork into office complex	1450		4,000				
GA 283-4 office	Landscaping - sod lawn and add trees and scrubs	1450		3,000				
	Sub-total 1450			101,875				
GA 283-1 Talbotton (continuation)	Replace windows and provide security screens	1460	68	20,264				
	Sub-total 1460			20,264				

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

² To be completed for the Performance and Evaluation Report.

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 Tri-City Housing Authority, GA 283		Locality (City/County & State) Woodland, GA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> <i>Revision No: _____</i>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 10/01/2011 – 9/30/2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 10/01/2012 – 9/30/2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 10/01/2013 – 9/30/2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 10/01/2014 – 9/30/2015
B.	Physical Improvements Subtotal	Annual Statement	85,930	91,784	93,120	84,880
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other *					
G.	Operations		44,653	38,799	37,463	45,703
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$130,583	\$130,583	\$130,583	\$130,583
L.	Total Non-CFP Funds					
M.	Grand Total		\$130,583	\$130,583	\$130,583	\$130,583

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2		Work Statement for Year 3	
	FFY Grant: 2011 PHA FY: 10/01/2011 – 9/30/2012		FFY Grant: 2012 PHA FY: 10/01/2012 – 9/30/2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4		Work Statement for Year 5	
	FFY Grant: 2013 PHA FY: 10/01/2013 – 9/30/2014		FFY Grant: 2014 PHA FY: 10/01/2014 – 9/30/2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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