

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
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>ALBANY HOUSING AUTHORITY</u> PHA Code: <u>GA23</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1117</u> Number of HCV units: <u>61</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.)				
	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:				
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:				
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.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>The ACOP policies have been revised to include changes in the admission preferences priorities to include two priorities: (1) the 2nd priority, to enroll ten eligible families annually who are part of a new initiative that the City of Albany has embraced, Strive to Thrive, a program designed to build relationships across class and racial lines to end poverty and (2) the 5th priority, to include veterans and veterans' families.</i> (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. <i>Copies of the 5-Year and Annual PHA Plan are located at the central office at 521 Pine Avenue and at 716 Society Avenue; 921 Cherry Avenue; 401 Flint Avenue; 630 Tulsa Land and 526 Landings Lane, Albany, GA or may be downloaded from the website at www.albanyhousingauthority.com</i> 8. Safety and Crime Prevention <i>Because of the high incidence of violent and/or drug related crimes in some of the developments and adjacent areas, repeated vandalism and graffiti on AHA property, and the presence of gangs, the Albany Housing Authority may designate one unit of housing for police officers at each AMP to increase security for our residents. Additionally, AHA has arranged to meet on a regular basis with the gang task force and other law enforcement agencies in the city to discuss issues that occur in its developments. Anytime residents or employees report any crime to the Property Manager, the police is notified immediately. The AHA staff has access to reports from the police of calls made to AHA's developments so that assigned staff can address tenants involved in police calls.</i> For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				

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>1. Hope VI or Mixed Finance Modernization or Development . The Albany Housing Authority received funding for a planning grant under the Choice Neighborhoods Initiative Program to improve properties of GA23000001 AMP 1, and the surrounding community.</p> <p>2. Demolition and/or Disposition. The Albany Housing Authority applied for and was granted approval to demolish two buildings consisting of eight units located in GA023000001 AMP 1 McIntosh. The buildings have been demolished but work continues on the site improvement for this development. Additionally, as a part of the revitalization strategy of the Choice Neighborhoods Initiative Program grant, the intention is to demolish two developments: McIntosh Homes constructed in 1952, consisting of 125 public housing units previously referred to as GA 23-3, also located in GA023000001, AMP 1; and, Golden Age Apartments constructed in 1964, consisting of 66 public housing units and previously referred to as 23-7 located in GA023000003, AMP 3.</p> <p>3. Conversion of Public Housing. The Albany Housing Authority has no plans in this area.</p> <p>4. Homeownership Programs. The Albany Housing Authority has no plans in this area.</p> <p>5. Project-based vouchers. The Albany Housing Authority has no plans in this area.</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>
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>
8.3	<p>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.</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>The Consolidated plan indicated that 26% of families with housing needs are 30% below the average median income for Dougherty county; 26% of families are more than 30% of median income but less than 50% of the average median income; 33% of families needing affordable housing are more than 50% of the average median income but less than 80% of median income with 15% of the elderly needing affordable housing.</i></p> <p><i>For all family types, affordability, and quality present the major problems to acquiring housing; size is second followed by supply, accessibility and location. The greatest obstacles identified by families with disabilities are affordability, supply and accessibility.</i></p> <p><i>Additionally, of the 2,194 applicants on the waiting list of the Albany Housing Authority, 80.24% are Extreme Low Income; 18.07% are Very Low Income and 4.06% are Low Income.</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>The AHA will continue to provide quality housing to our residents; will continue to keep units leased; will continue to keep turnover rates low and will continue to keep our properties in good repair. The AHA is currently managing 230 units of city owned property that will house families in the jurisdiction as well as families on the AHA's waiting list. AHA also manages 52 elderly units and AHA will manage a new property that will house 24 elderly residents; residents will move into these apartments in April 2011.</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>Goal: Expand the supply of assisted housing. Because HUD has not provided funding for new public housing units or for additional vouchers, we have not been able to utilize these traditional sources to expand the supply of assisted housing. We have worked with a local non profit entity to construct 28 units of assisted housing for the elderly, and construction of an additional 24 units will be completed by April 2011, and as mentioned above in 9.1, we are currently managing 230 city owned properties for income eligible residents. We have also been diligent in reducing vacancies of our existing public housing and have consistently maintained a vacancy rate during 2010 well below 3%.</p> <p>Goal: Improve the quality of assisted housing. Through the use of Capital Fund Grants, we are continually improving the quality of our housing stock. Significant improvements include: the installation of air conditioning; the installation of energy efficient windows in several developments, replacing water heaters and heat pumps and replacing interior doors.</p> <p>Goal: Provide an improved living environment. With the demolition of two buildings in GA023000001 AMP1 McIntosh, density has been reduced, the appearance of the property is aesthetically pleasing has been greatly improved and security cameras have been installed to provide a safer environment. Only residents and their guests will be permitted to enter the complex through controlled gates. Parking will be available to residents within the complex. With the proposed demolition of two other developments, McIntosh and Golden Age, this will also enhance the overall appearance of this neighborhood.</p> <p>Goal: Promote self-sufficiency and asset development of assisted households. Partially as a result of our preference for applicants who are working, 44% of our non-elderly families report employment income as their major source of income. Only 1% of our families rely on TANF (welfare) as their primary source of income. We have partnered with the Council on Aging to bring a meals program to our elderly residents. Meals are served on the second level of our administrative offices and transportation is provided to our tenants to and from their residence. We have also entered into a contract with a consultant to provide life skills to our residents which will eventually lead to residents being employed.</p> <p>Goal: Ensure equal opportunity and affirmatively further fair housing. We continue to operate our housing program in a manner that promotes access to housing regardless of race, disability, color, religion, national origin, sex, or familial status. In an effort to maintain this goal, Agency staff is trained on fair housing practices, including Property Managers, Assistant Property Managers. With the next fair housing training, we intend to include Office Clerks and Maintenance staff.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><u>Definition for Substantial Deviation and Significant Amendment or Modification</u></p> <ol style="list-style-type: none"> 1. A change to a development account number on the capital fund program in excess of the greater of 10% of the grant amount or \$100,000. 2. A change in the selection preferences for admission.
-------------	--

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>(g) Challenged Elements</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>
-------------	--

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.

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: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02350111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:	
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					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	156,020				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	153,469				
8	1440 Site Acquisition					
9	1450 Site Improvement	265,000				
10	1460 Dwelling Structures	944,850				
11	1465.1 Dwelling Equipment—Nonexpendable	35,000				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	5,868				
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: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02350111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,560,207				
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	778,850				
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02350111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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	
GA023000001 McIntosh	Replace interior doors 23-2	1460	56	56,000				
GA023000002 Holley	Add AC and replace central heat 23-4	1460	125	500,000				
	Replace roofs 23-4	1460	125	103,000				
	Major site improvements to include: parking, sidewalks, landscaping, fencing, lighting, cameras erosion control - 23-4	1450	125	250,000				
GA023000003 Hudson Malone	Replace roofs in selected units 23-7	1460	8	32,000				
	Replace windows 23-10	1460	95	108,850				
	Replace carpet 23-10	1460	95	20,000				
GA023000005	Replace ranges and refrigerators 23-12	1465	23	35,000				
	Replace windows 23-14	1460	30	125,000				
	Install drive to maintenance storage 23-20	1450		15,000				
PHA Wide								
	Administration	1410		156,020				
	Architectural fees	1430		100,000				
	Inspection costs	1430		53,469				
	Community room equipment	1475		5,868				
	Total			1,560,207				

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 Albany Housing Authority GA 23		Locality (City/County & State) Albany, Dougherty County, Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name: GA023000001 MnIntosh GA023000002 - Holley GA023000003 – Hudson Malone GA023000004 - Dennis GA023000005-Lipse GA023000006-Ashley Riverside	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
B.	Physical Improvements Subtotal	Annual Statement	1,190,000	1,194,300	1,221,829	1,191,695
C.	Management Improvements		24,850	40,550	23,021	29,023
D.	PHA-Wide Non-dwelling Structures and Equipment		5,868	15,868	5,868	30,000
E.	Administration		156,020	156,020	156,020	156,020
F.	Other(fees, site improvement)		183,469	153,469	153,469	153,469
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,560,207	1,560,207	1,560,207	1,560,207

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 (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
	Not Used						
		Annual Statement					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY _____			Work Statement for Year: <u>2013</u> FFY _____		
	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	23-1 Thronateeska-replace interior & exterior doors	32	60,000	23-4 Holley-replace resilient flooring	25	10,000
Annual	23-1 Thronateeska-replace water heaters	32	14,000	23-6 William Binns-replace resilient flooring	25	10,000
Statement	23-1 Thronateeska-replace resilient floors	32	40,000	23-6 William Binns-replace doors	100	200,000
	23-2 O.B.Hines-replace ceilings	56	100,000	23-7 Golden Age – remodel bathroom	66	75,000
	23-3 McIntosh-replace interior doors	25	10,000	23-9 Holman Homes-replace roofs		111,600
	23-4 Holley-replace resilient flooring	25	10,000	23-9 Holman Homes-replace water heaters		11,200
	23-4 Holley-replace windows & weather stripping	125	100,000	23-9 Holman Homes-replace flooring		64,000
	23-6 William Binns-replace resilient flooring	25	10,000	23-10 Malone Towers-replace Heat pumps		516,000
	23-10 Malone Towers-replace Heat pumps		85,000	23-11 Lipsey-replace ranges and refrigerators	75	87,500
	23-10 Malone Towers-replace roofs		200,000	23-14-Wetherbee-replace interior doors	30	80,000
	23-11 Lipsey-site improvement		30,000	23-17 Sherman Oaks-replace base cabinets	29	29,000
	23-11 Lipsey –bathroom remodeling	75	500,000	23-18 Kingsbury-replace HVAC	48	225,000
	23-13 Grover Cross – replace kitchen cabinets	4	16,000	23-18 Kingsbury-replace Kitchen remodeling	48	188,000
	23-13 Grover Cross – remodel bathrooms	4	12,000	23-18 Kingsbury-replace Replace windows	48	188,000
	23-18 Kingsbury-replace ranges and refrigerators	48	33,000			

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		340,207	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		365,907
	Subtotal of Estimated Cost		\$1,560,207	Subtotal of Estimated Cost		\$1,560,207

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2014</u> FFY _____			Work Statement for Year: <u>2015</u> FFY _____		
	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	23-2 O.B Hines –bathroom remodeling	25	10,000	23-4 Holley-replace ranges & refrigerators	125	87,500
Annual				23-7 Golden Age-replace interior doors	66	75,000
Statement	23-3 McIntosh-replace windows	125	155,000	23-7 Golden Age-replace roofs		78,195
	23-3 McIntosh-install HVAC	125	750,000	23-7 Golden Age-replace windows	66	200,000
	23-4 Holley-replace resilient flooring	25	10,000	23-10 Malone Towers-replace doors	95	75,000
	23-4 Holley-bathroom remodeling	25	10,000	23-10 Malone Towers-ranges & refrigerators	95	75,000
	23-6 William Binns-replace resilient flooring	25	10,000	23-11 playground equipment		30,000
	23-6 William Binns-replace toilets	25	10,000			
	23-7 Golden Age-replace toilets	25	10,000			
	23-12 Pate-replace doors	50	60,000			
	23-12 Pate-remodel bathrooms	50	50,000			
	23-14 Wetherbee-replace windows	30	45,000			
	23-14 Wetherbee-replace resilient flooring	30	55,829			
	23-16 Brierwood-replace kitchen cabinets	23	46,000			
	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		338,378	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		338,512

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**

	Subtotal of Estimated Cost		\$1,560,207	Subtotal of Estimated Cost		\$1,560,207

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	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	Not Used			
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	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	Not Used			
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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: HOISING AUTHORITY OF THE CITY OF ALBANY, GEORGIA	Grant Type and Number Capital Fund Program Grant No: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		209,485	209,485	209,485
3	1408 Management Improvements		27,938.95	25,757.90	25,757.90
4	1410 Administration (may not exceed 10% of line 21)		157,727	157,727	157,727
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		171,423.50	150,525.50	150,525.50
8	1440 Site Acquisition				
9	1450 Site Improvement		140,105	147,932.86	30,776.78
10	1460 Dwelling Structures		812,999.55	859,345.74	821,423.22
11	1465.1 Dwelling Equipment—Nonexpendable		30,000	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		27,589	26,494	26,494
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2008	
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA	Grant Type and Number Capital Fund Program Grant No.: GA06P023501 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008	

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/2011 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)	1,577,268	1,577,268	1,577,268	1,442,189.40
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	685,359	669,859	669,859	631,936
Signature of Executive Director <i>[Signature]</i>		Date	Signature of Public Housing Director		Date
		4/5/2011			

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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALBANY, GEORGIA		Capital Fund Program Grant No: GA06P023501 CFPP (Yes/No): NO Replacement Housing Factor Grant No:						
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		
AMP I MCINTOSH				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
23-1	DEMOLITION OF 8 UNITS	1460	8	66,545	66,545	66,545	66,545	COMPLETE
	SITE IMPROVEMENTS	1450		140,105	147,932.86	147,932.86	30,776.78	UNDERWAY
23-2	ADD AC	1460	56	150,000	149,500	149,500	149,500	COMPLETE
	REPLACE WINDOWS	1460	56	254,654	254,654	254,654	216,731.48	UNDERWAY
23-3	RANGES AND REFRIGERATORS	1460	125	0	0			MOVED
	BATHROOM TILE	1460	25	51,095.72	113,747.72	113,747.72	113,747.72	COMPLETE
AMP 3 HUDSON MA								
23-7	REPLACE HEAT PUMPS	1465	20	15,000	0.00	0	0	MOVED
23-10	REPLACE HEAT PUMPS	1465	20	15,000	0.00	0	0	MOVED
AMP 4								
23-8	ADD AC	1460	77	265,704.83	265,704.83	265,704.83	265,704.83	COMPLETE
AMP 5								
23-14	REPLACE HVAC ADD AC	1460	30	0	0			MOVED
PHA WIDE								
	STAFF TRAINING AND TRAVEL	1408		20,000	20,000	20,000	20,000	COMPLETED
	COMPUTER SOFTWARE	1408		7938.95	5757.90	5757.90	5757.90	COMPLETED

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.

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		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Albany (GA023)	Grant Type and Number Capital Fund Program Grant No: GA06P02350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	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	223,885	219,775	219,775	219,775	
3	1408 Management Improvements	30,000	0.00	0	0	
4	1410 Administration (may not exceed 10% of line 21)	156,381	156,381	156,381	156,381	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	146,749	146,749	146,749	88,527.95	
8	1440 Site Acquisition					
9	1450 Site Improvement	468,310	452,274.03	12,768	12,768	
10	1460 Dwelling Structures	498,488	565,116.87	129,416.87	115,888.63	
11	1465.1 Dwelling Equipment—None expendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	40,000	23,517.10	23,517.10	23,517.10	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Albany (GA023)	Grant Type and Number Capital Fund Program Grant No: GA06P02350109 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2009	

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 3/31/2011	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)	1,563,813	1,563,813	688,606.97	619,373.88	
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	215,549	71,218.24	26,418.24	16,110	
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
		4/5/2011				

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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		
PHA Name: Housing Authority of the City of Albany (GA023)		Capital Fund Program Grant No: GA06P02350109 CFFP (Yes/No): No Replacement Housing Factor Grant No:				
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
GA023000001	Paint/cover bldg. exterior at 23-1	1460	32	Original 28,707 Revised ¹ 14,435.63	Funds Obligated ² 14,435.63 Funds Expended ² 3,220	Underway
McIntosh	Replace windows at 23-2	1460	32	0	10,308.24	Underway
	Replace exterior doors at 23-2	1460	56	44,800	44,800	Design
	Install columns and railings at 23-2	1460	56	56,000	56,000	Design
	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-2	1450	NA	367,542	439,506.03	Design
	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-3	1450	NA	58,000	0	Deleted
	Add air conditioning at 23-3	1460	63	115,349	0	Deleted
GA023000002	Replace windows at 23-4	1460	125	0.00	334,900	Design
	Parking, fencing, sidewalks, mailboxes, and landscaping at 23-4	1450	NA	30,000	0	Moved
Holley	Replace interior doors at 23-4	1460	125	75,000	77,390	Complete
	Replace water heaters at 23-6	1460	100	35,000	0	Moved
GA023000003	Replace heat pumps at 23-7	1460	7	8,400	0	Moved
Hudson Malone	Replace heat pumps at 23-10	1460	12	12,000	16,110	Complete
	Replace doors at 23-13	1460	12	24,000	0	Moved
GA023000004	Repair/expand parking at office at 23-8	1450	1	12,768	12,768	Complete
Dennis	Repair interior doors at 23-8	1460	77	22,232	4,522	Complete

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.

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 II: Supporting Pages

PHA Name: Housing Authority of the City of Albany (GA023)		Grant Type and Number Capital Fund Program Grant No: GA06P02350109 CFPP (Yes/No): No Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
GA023000004 (cont'd)	Replace doors at 23-9	1460	31	17,000	0		
Dennis	Replace doors at 23-13	1460	5	5,000	0		Deleted
GA023000005	Replace interior doors at 23-11	1460	75	55,000	6651	6651	6651
	Replace windows at 23-11	1460	75	0	0		Complete Moved
PHA wide	Staff training and travel	1408		20,000	0		Deleted
	Computer software	1408		10,000	0		Deleted
	Computer hardware	1475		20,000	0		Deleted
	Maintenance vehicle	1475		20,000	23,517.10	23,517.10	23,517.10
	Administration	1410		156,381	156,381	156,381	156,381
	Architectural and Engineering	1430		93,280	93,280	93,280	74,965.78
	Inspection costs	1430		53,469	53,469	53,469	24,074.00
	Operations	1406		223,885	219,775	219,775	219,775
	TOTAL			1,563,813	1,563,813	688,606.97	619,373.88

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.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Albany, (GA023)		Capital Fund Program Grant No: GA06S02350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3.31.2011	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	199,651	199,651	199,651	199,651
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	815,000	815,000	815,000	815,000
10	1460 Dwelling Structures	890,858	886,459.75	886,459.75	886,459.75
11	1465.1 Dwelling Equipment—Nonexpendable	91,000	95,398.25	95,398.25	95,398.25
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Albany, (GA023)	Grant Type and Number Capital Fund Program Grant No: GA06S02350109 Replacement Housing Factor Grant No: Date of CFFP:		

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3.31.2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 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)	1,996,509	1,996,509	1,996,509	1,996,509
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	400,000	400,000	400,000	400,000
25	Amount of line 20 Related to Energy Conservation Measures	911,858	883,358	883,358	883,358
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
		4/5/2011			

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 II: Supporting Pages

PHA Name: Housing Authority of the City of Albany,
 (GA023)

Grant Type and Number
 Capital Fund Program Grant No: GA06S02350109
 CFFP (Yes/No): No
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
GA023000001	Major site improvements at 23-1 including addition of parking, replacement of sidewalks, installation of security fencing, installation of security cameras, placing utilities underground, and installation of landscaping.	1450	32	815,000	815,000	815,000	815,000	All funds expended
McIntosh	Add AC and replace heating system at 23-2 Replace water heaters at 23-2	1460	56	150,000 28,000	150,000 28,000	150,000 28,000	150,000 28,000	Complete
GA023000002	Replace windows at 23-6 Replace ranges and refrigerators at 23-6	1460 1465	100 100	380,000 70,000	380,000 74,108.35	380,000 74,108.35	380,000 74,108.35	Complete
GA023000003	Repair/replace elevators Hudson Malone	1460	2	70,000	98,500	98,500	98,500	Complete
GA023000005	Replace windows at 23-11 Lipsey	1460	25	70,358	70,358	70,358	70,358	Complete
	Replace windows at 23-12	1460	50	180,000	146,642	146,642	146,642	Complete
	Replace ranges and refrigerators at 23-14	1465	30	21,000	21,289.90	21,289.90	21,289.90	Complete
	Replace water heaters at 23-14	1460	30	12,500	12,959.75	12,959.75	12,959.75	Complete
PHA wide	Administration of the grant to include the procurement of design professionals and contractors, accounting for funds, drawdown of funds, reporting and general program oversight.	1410		199,651	199,651	199,651	199,651	Complete
	TOTAL			1,966,509	1,966,509	1,966,509	1,966,509	All funds exp.

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: Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02350110 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2010 FFY of Grant Approval:
------------------------------------	--	--

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no:1)		Obligated	Total Actual Cost ¹	
			Original	Revised ²		Expended	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		209,485	57,640			
3	1408 Management Improvements		50,000	0.00			
4	1410 Administration (may not exceed 10% of line 21)		156,020	156,020			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		101,624	233,469	108,689.78		0.00
8	1440 Site Acquisition						
9	1450 Site Improvement		153,000	3,000			
10	1460 Dwelling Structures		801,571	1,027,078			
11	1465.1 Dwelling Equipment—Nonependable		63,000	63,000			
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment		25,507	20,000			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02350110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011	Reserve for Disasters/Emergences <input type="checkbox"/>	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)		1,560,207	1,560,207	108,689.78	0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		520,571	746,078	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		4/5/2011				

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 II: Supporting Pages

PHA Name: Albany Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: GA06P02350110
 CFPP (Yes/ 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	
GA023000005	Replace doors at 23-11	1460	75	75,000	75,000			
	Replace kitchen cabinets at 23-14	1460	30	60,000	60,000			
	Replace water heaters at 23-16	1460	23	9,329	9,329			
	Replace ranges and refrigerators 23--16	1465.1	23	17,250	17,250			
GA023000006	Trim and remove trees at 23-21	1450	40	3,000	3,000			
	Repair and/or replace exterior lighting at 23-21	1460	40	9,000	9,000			
PHA Wide	Staff training and travel	1408		20,000	0.00			
	Computer equipment and software	1408		30,000	0.00			
	Maintenance vehicle	1475		20,000	20,000			
	Administration	1410		156,020	156,020			
	Architectural fees	1430		48,155	180,000	108,689.78	0.00	In design
	Inspection costs	1430		53,469	53,469			
	Replace floor tile	1460		25,000	0.00			
	Community room equipment	1475		5,507	0.00			
	Operations	1406		209,485	57,640			
	TOTAL ESTIMATED COST			1,560,207	1,560,207	108,689.78	0.00	

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.

ATTACHMENT A

DESCRIPTION OF ACTIVITIES OFFERED FOR TENANTS RELATED TO VIOLENCE AGAINST WOMEN

The Albany Housing Authority has amended its Admission and Continued Occupancy Policy to comply with the Violence Against Women and Justice Department Reauthorization Act 2005, Public Law 109-162. Specifically, the policy prohibits the eviction of, and removal of assistance from, certain persons living in public housing or Section-8 assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking. Tenants will be protected, as well as members of their immediate families, from losing their HUD- assisted housing as a consequence of the abuse of which they were the victims.

Currently, the Agency does not have a written agreement with other service providers; however, we do receive referrals from the local agencies that provide services and/or temporary shelter for domestic violence victims and we have provided housing to some of these clients. We also refer tenants to the local agencies. The Albany Housing Authority collaborated with the District Attorney's office, the Dougherty County Juvenile Court, the Advocacy and Rape Crisis office, the Dougherty County School System Police Department and the Department of Family and Children Services to sponsor a seminar on "Sexual Assault and Fighting Violence" for our tenants.



ALBANY HOUSING AUTHORITY

P.O. Box 485
Albany, GA 31702
Phone (229) 434-4500
FAX (229) 434-4502

May 10, 2011

Ms. Ada Holloway, Director
GA State Office of Public Housing
U.S. Department of HUD
Five Points Plaza
40 Marietta St., 17th Floor
Atlanta, GA 30303-2806

Dear Ms. Holloway:

Attached are the required completed documents for the Agency Plan for the Albany Housing Authority:

1. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations.
2. Form HUD-50077-CR, Civil Rights Certification
3. Form HUD-5077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
4. Form HUD-50070, Certification for a Drug-Free Workplace with sites for work performance attached.
5. Form HUD 50071, Certification of Payments to Influence Federal Transactions
6. Standard Form LLL, Disclosure of Lobbying Activities
7. Challenged Elements.

If additional information is required, please feel free to contact me at (229) 434-4500.

Sincerely,


Dan McCarthy
Executive Director

Attachments

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

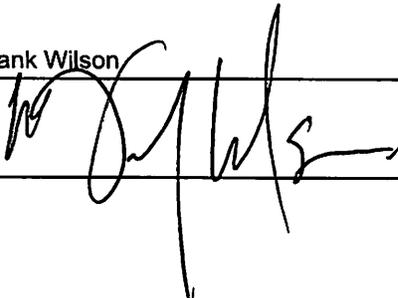
Albany Housing Authority
 PHA Name

GA-023
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

X Annual PHA Plan for Fiscal Years 2011 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
W. Frank Wilson	Chairman of the Board of Commissioners
Signature	Date
	5-5-11

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

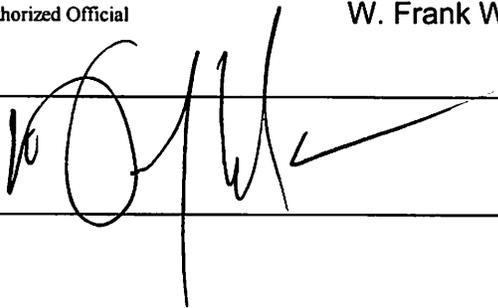
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Albany Housing Authority

GA023

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	W. Frank Wilson
Title	Chairman of the Board of Commissioners
Signature	
Date	5-5-11

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Willie Adams, Jr. the Mayor of the City of Albany certify that the Five Year and Annual PHA Plan of the Albany Housing Authority is consistent with the Consolidated Plan of Albany, Dougherty County, Georgia prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Albany Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attached sheet

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Dan McCarthy	Title Executive Director
Signature 	Date 5/5/11

GA023 ALBANY HOUSING AUTHORITY

**Attachment to Form 50070
Sites for Work Performance
All properties are located in Albany, Dougherty County, GA**

GA023000001

McIntosh Homes (31701)

618-624 N. Davis St.
700-706 Davis St.
700-706 N. Madison St.
522-687 Society Avenue

GA023000002

Holley Homes (31701)

901-941 Cherry Ave.
900-1014 S. Cleveland
900-958 Corn Avenue
901-1015 S. Harding
901-963 Holloway Avenue

GA023000003

Golden Age (31701)

600-613 North Davis Street (odd & even numbers)
601 – 611 North Madison Street (odd numbers)
601 – 699 Tift Avenue (odd numbers)

Malone Towers (31701)

401 Flint Avenue
205 – 227 Tift Avenue (odd numbers)

GA023000005

Wetherbee

802 Mercedes Ave.
800-814 Crawford Drive
805-815 Cameo Lane

Brierwood Courts (31705)

300-312 Vintage Rd.
300-309 Thornwood Court

Lane Landings (3105)

526 Landings Lane

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Albany Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Dan McCarthy

Title

Executive Director

Signature

Date (mm/dd/yyyy)

5/5/11

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2nd	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: DAN MCCARTHY Title: EXECUTIVE DIRECTOR Telephone No.: 229-434-4500 Date: 5/5/11	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Challenged Elements

There are NO challenged elements of the Albany Housing Authority Annual Agency Plan and the 5 Year Plan.