

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>HOUSING AUTHORITY OF SAVANNAH</u> PHA Code: <u>GA002</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,579</u> Number of HCV units: <u>3,104</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH      HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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:				
<b>5.2</b>	<b>Goals and Objectives.</b> 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:

**ELEMENT 2. FINANCIAL RESOURCES**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2011 grants)</b>		
a) Public Housing Operating Fund	\$6,330,286	
b) Public Housing Capital Fund	\$2,530,539	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$18,808,078	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$205,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below) Capital Fund Recovery Competitive Grants Capital Fund Recovery Grant		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP GA06P002501-10	\$383,285	PH Capital Improvements
ROSS GA002RFS056A010	\$69,000	Self-Sufficiency Administration
Shelter Plus Care Grant	\$1,000,000	S8 Tenant-Based Assistance
<b>3. Public Housing Dwelling Rental Income</b>		
Dwelling Rents (net)	\$1,501,900	Operations
Maintenance Charges & Other	\$123,188	Operations
<b>4. Other Income (list below)</b>		
Non-Dwelling Rentals (net)	\$185,427	Operations
Investment, Public Housing	\$89,801	Operations
Investment, Section 8	\$34,897	Operations
HOPE VI Endowment Fund	\$567,421	Former PH Residents Self-Sufficiency
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$31,828,822</b>	

**ELEMENT 11. FISCAL YEAR AUDIT**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

**ADMINISTRATIVE OFFICE, DEVELOPMENT MANAGEMENT OFFICES, SECT. 8 OFFICE, WEBSITE – [www.savannahpha.com](http://www.savannahpha.com)**

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>THE HOUSING AUTHORITY OF SAVANNAH HAS BEGUN A HOPE VI COMMUNITY AND SUPPORTIVE SERVICES PROGRAM TO ENGAGE THE FORMER FAMILIES OF GARDEN HOMES IN RE-ASSESSING THEIR GOALS AND HELPING THEM ON THE PATH TO SELF-SUFFICIENCY. SUSTAINABLE FELLWOOD PHASES I AND II HAVE BEEN COMPLETED, AND PHASE III IS EXPECTED TO BE COMPLETE BY DECEMBER 2011. HAS APPLIED FOR A CHOICE NEIGHBORHOOD PLANNING GRANT FOR THE RE-DEVELOPMENT OF ROBERT HITCH VILLAGE.</b></p> <p><b>IN 2003 HAS INITIATED ITS HOMEOWNERSHIP PROGRAM UNDER ITS HOPE VI GRANT AND ADDED A HOMEOWNERSHIP SPECIALIST TO THE STAFF TO WORK WITH HOUSING CHOICE (SECTION 8) VOUCHER HOLDERS WHO MET CERTAIN ELIGIBILITY REQUIREMENTS AND WERE INTERESTED IN PURCHASING A HOME. SINCE THE INCEPTION OF THE PROGRAM IN MAY 2003, 71 FAMILIES HAVE PURCHASED HOMES AND ELEVEN FAMILIES HAVE GRADUATED FROM THE SECTION 8 PROGRAM. TO DATE, NO HOMEBUYER HAS DEFAULTED ON THEIR MORTGAGE. THE PROGRAM'S SUCCESS IS DUE TO THE HOMEOWNERSHIP SPECIALIST WHO WORKS CLOSELY WITH THE PROSPECTIVE HOMEBUYER THROUGH EVERY STEP OF THE PROCESS AND PROVIDES POST-COUNSELING TO ENSURE THE HOMEBUYER REMAINS IN GOOD STANDARDS WITH THEIR MORTGAGE LENDERS AND MAINTAINS THEIR HOMES.</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>Capital Fund Financing Program (CFFP).</b>  <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><b>Housing Needs.</b> 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>

**Housing Needs of Families in the Jurisdiction by Family Type**  
*Data based on City of Savannah, GA 3-5 Year Strategic Plan (issued 2007) and the 2006 American Housing Survey.*

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	13,871	5	5	4	3	3	5
Income >30% but <=50% of AMI	8734	4	5	4	3	3	5
Income >50% but <80% of AMI	4110	4	4	4	2	3	4
Elderly	6890	3	4	2	2	2	2
Families with Disabilities	8990	5	5	3	5	2	2
Black (all incomes)	26,280	4	4	4	2	3	4
White (all incomes)	23,422	2	2	2	2	2	2

**9.1 Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**  
**Housing Needs of Families on the Waiting List**

Waiting list type: Public Housing

	# of families	% of total families	Annual Turnover
Waiting list total	1322	51%	668
Extremely low income <=30% AMI	1106	84%	
Very low income (>30% but <=50% AMI)	129	10%	
Low income (>50% but <80% AMI)	87	6%	
Families with children	950	72%	
Elderly families	136	10%	
Families with Disabilities	482	36%	
Black	1186	90%	
White	113	9%	
Other	23	1%	

Is the waiting list closed (select one)?  No  Yes  
 If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

Waiting list type: Section 8 tenant-based assistance

	# of families	% of total families	Annual Turnover
Waiting list total	798		
Extremely low income <=30% AMI	680	85.21%	
Very low income (>30% but <=50% AMI)	106	13.28%	
Low income (>50% but <80% AMI)	9	1.13%	
Families with children	239	29.95%	
Elderly families	497	62.28%	
Families with Disabilities	92	11.5%	
Black	677	84.84%	
White	111	13.91%	
Other	10	1.25%	

Is the waiting list closed (select one)?  No  Yes

If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 60**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

**Age 62+ Applicants for Project-Based Vouchers**

<p><b>10.0</b></p>	<p><b>Additional Information.</b> 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><b>During FY 2010, the Housing Authority of Savannah made progress in the following areas in meeting the goals of the 2005-2009 Five Year Plan:</b></p> <p><b>GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING</b>  HAS applied for 186 demolition vouchers for Robert Hitch Village and will continue to apply as funds are available and vouchers are needed. Unfortunately, HAS did not reach its goal of a 3% vacancy rate. The HAS will move forward with development work at demolished properties in the coming years.</p> <p><b>GOAL: IMPROVE QUALITY OF ASSISTED HOUSING</b>  The Housing Authority of Savannah attained a SEMAP score of 97% and, according to HUD guidance, did not report under PHAS, but received a Standard Performer designation of 77% (FY 2008 score). 857 units have been modernized and the demolition of Robert Hitch Village has been completed.</p> <p><b>GOAL: INCREASE ASSISTED HOUSING CHOICES</b>  The Housing Authority of Savannah's homeownership program has enrolled and assisted seventy-one participants since the program's inception in 2003.</p> <p><b>GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY</b>  The percentage of employed families residing in public housing has decreased to 36% due to over 95% of applicants having incomes below the Extremely Low Income limit established by HUD. The goal is to increase the number of employed families to 46%.</p> <p><b>GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT FOR FAMILIES AND INDIVIDUALS</b>  <i>HAS HCV FSS Program</i>  52% of HAS families have been referred to job training opportunities and/or employment programs. Retention rates are continuously being researched. As of October 31, 2011, the Family Self-Sufficiency program is 95% utilized. There are currently 154 active program participants out of 162 mandatory slots. As of October 2011, two participants graduated from the FSS Program and a total of eighty-five participants have graduated since the inception of the program. FSS participants have received a total of \$409,286.65 in final escrow disbursements.  <i>HAS PH FSS Program</i>  The Family Self-Sufficiency Program is 100% utilized. 54% of FSS participants are currently employed; thirteen of which have positive escrows.</p> <p><b>GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b>  HAS continues to comply with Title VI of the Civil Right Act and all other applicable Federal Laws and regulations to ensure that admissions to and occupancy of all neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability or national origin. HAS continues to maintain the number of disabled and hearing impaired units at 5% and 2%, respectively.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>A SUBSTANTIAL DEVIATION FROM THE HOUSING AUTHORITY'S 5-YEAR PLAN IS DEFINED AS ANY CHANGE TO THE OVERALL MISSION OR TO THE GOALS OR OBJECTIVES AS OUTLINED IN THE PLAN. A SIGNIFICANT AMENDMENT OR MODIFICATION OF THE 5-YEAR PLAN OR ANNUAL PLAN INCLUDES A MAJOR DEVIATION FROM ANY ACTIVITY, PROPOSED ACTIVITY, OR POLICY PROVIDED IN THE AGENCY PLAN THAT WOULD AFFECT SERVICES OR PROGRAM PROVIDED RESIDENTS. THIS DEFINITION DOES NOT INCLUDE BUDGET REVISIONS, CHANGES IN ORGANIZATIONAL STRUCTURE, CHANGES RESULTING FROM HUD-IMPOSED REGULATIONS, OR MINOR POLICY CHANGES.</b></p>
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<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>
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**PHA PLAN ELEMENT 13. VIOLENCE AGAINST WOMEN ACT (VAWA)**

In accordance with 24 CFR 903.21, the Housing Authority of Savannah has incorporated the states and provisions of VAWA into its Admissions and Continued Occupancy Policy (ACOP) and Housing Choice Voucher Administrative Plan to protect victims of domestic violence, dating violence, sexual assault and stalking.

The VAWA section of the ACOP and Administrative Plan outlines HAS policies and procedures regarding victim documentation, termination/eviction of a perpetrator of domestic violence, and confidentiality requirements.

HAS is committed to the safety and welfare of all residents and has an ongoing partnership with SAFE Shelter, as governed through a Memorandum of Understanding. Safe Shelter provides outreach program services, domestic violence training, emergency shelter and comprehensive services including a state of the art facility that provides accommodations for victims of domestic violence.

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## **11.0 Required Submission for HUD Field Office Review**

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50077-CR, *Civil Rights Certifications*
- (c) Form HUD-50070, *Certification for a Drug-Free Workplace*
- (d) Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- (e) Form SF-LLL, *Disclosure of Lobbying Activities*
- (f) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet – NA*
- (g) Resident Advisory Board (RAB) comments.
- (h) Challenged Elements.
- (i) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report*
- (j) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*

## **11.0 (f) RESIDENT ADVISORY BOARD (RAB) COMMENTS**

The Housing Authority of Savannah developed the FY 2011 Agency Plan in full cooperation with the Resident Advisory Board (RAB), which consists of a representative and alternate for each public housing neighborhood and the Housing Choice Voucher Program.

The RAB consulted with each of their Residents Associations, neighbors and fellow community members to develop work lists of capital improvement items for each neighborhood. These work lists provide a guideline in the development of the FY 2012 Capital Fund Budget and Five Year Action Plan. Each item is given full consideration and prioritized according to neighborhood need and available funding.

The process of developing the budgets and the Agency Plan is a collaborative process with the RAB and a representative from the City of Savannah over a period of several months. All recommendations and comments are incorporated into the compilation of the plan as the RAB meetings are conducted. The minutes of these meetings follow.

### **October 20, 2011 – 3:30 PM**

Management Analyst Tammy Altizer welcomed everyone and explained the purpose of the Resident Advisory Board (RAB) in the planning process of the Annual Agency Plan and gave a brief history of the Agency Plan process. All representatives and staff introduced themselves and received RAB manuals.

Ms. Altizer explained the work of the RAB in assisting staff in the planning process and making recommendations. The Board of Commissioners will have final approval of the Annual Plan before they are sent to HUD for approval in January.

Capital Improvements Coordinator Walter Collins then detailed some of the renovation work that is being planned in various neighborhoods. Mr. Collins also explained that RAB members should consult with their neighbors and develop a list of work items that will be prioritized, budgeted and included in the Capital Fund budget submission, which is also a part of the Agency Plan for 2012.

After the discussion, Ms. Altizer went over sections of the RAB Manual and particular sections of the Agency Plan that the RAB should review closely. A period of question and answers with residents and staff then followed.

An election of officers was then in order. Ms. Altizer asked for nominations for Chair and Vice Chair. Donna Grandy of Single Family Homes and Patricia Parker of Fred Wessels Homes were unanimously elected by nomination as the Chair and Vice Chair of the RAB.

Ms. Altizer reminded everyone to read over their notebooks and to begin conducting neighborhood surveys to form the list of work items for each neighborhood. She thanked everyone for attending and the meeting was adjourned.

**I certify that the above minutes are true and correct.**

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EARLINE WESLEY DAVIS, EXECUTIVE DIRECTOR

## **11.0 (g) CHALLENGED ELEMENTS**

I certify to the following statement:

At the submission of the Annual Plan for FY 2012, the Housing Authority of Savannah does not have any challenged elements.

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EARLINE WESLEY DAVIS, EXECUTIVE DIRECTOR

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and 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**

<b>PHA Name:</b>  Housing Authority of Savannah	<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P0025012</b> Date of CFFP: Replacement Housing Factor Grant No:	<b>FFY of Grant:</b> <b>2012</b> <b>FFY of Grant Approval:</b> <b>2013</b>
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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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	490,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	253,052.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,787,477.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2 - 19)</b>	<b>2,530,529.00</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
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				

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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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.



