

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> 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>10/01/2010</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>1117</u> Number of HCV units: <u>61</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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
					PH HCV
	PHA 1:				
	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: To professionally serve the city of Albany by providing eligible families with quality, affordable housing; assisting residents in becoming economically and socially self-sufficient through community resources and services; and maintaining the properties according to industry standards				
<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. <ol style="list-style-type: none"> <li>1. To expand the supply of assisted housing by applying for additional rental vouchers; reduce public housing vacancies; leverage private or other public funds to create additional housing opportunities and to acquire or build units or developments.</li> <li>2. To improve the quality of assisted housing with increased customer satisfaction and to renovate or modernize public housing units.</li> <li>3. To provide an improved living environment by implementing measures to deconcentrate poverty that may include replacing older dense properties.</li> <li>4. To promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; providing or attracting supportive services to improve assistance recipients' employability and providing or attracting supportive services to increase independence for the elderly or families with disabilities.</li> <li>5. To ensure equal opportunity and affirmatively further fair housing through providing access to assisted housing and suitable living environment regardless of race, color, religion, national origin, sex, familial status; and to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.</li> </ol> <p>For a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-year plan, see section 10.0</p>				
<b>6.0</b>	<b>PHA Plan Update</b> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: There have been no revisions to the PHA Plan elements since our last Annual Plan submission in 2009.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. 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 downloading from the website at <a href="http://www.albanyhousingauthority.com">www.albanyhousingauthority.com</a></p> <p>For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>				

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> <ol style="list-style-type: none"> <li>Hope VI or Mixed Finance Modernization or Development . The Albany Housing Authority may apply for financing.</li> <li>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. Sealed bids were received and the contract was awarded with a start date of February 22, 2010.</li> </ol> <p>Additionally, the Albany Housing Authority is planning to apply for demolition of the 125 unit McIntosh Homes, the public housing development previously referred to as GA 23-3. This development was initially constructed in 1952. The application for demolition will be submitted in 2011 with actual demolition not expected to begin until on or after September 30, 2011.</p> <ol style="list-style-type: none"> <li>Conversion of Public Housing. The Albany Housing Authority has no plans in this area.</li> <li>Homeownership Programs. The Albany Housing Authority has no plans in this area.</li> <li>Project-based vouchers. The Albany Housing Authority has no plans in this area.</li> </ol>
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. See attached</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. See attached.</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> <p>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 affording 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.</p> <p>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 indentified by families with disabilities are affordability, supply and accessibility.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></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 PHA's waiting list.</p>

<b>10.0</b>	<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>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 has begun on an additional 24 units, 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 2009 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 leaving only three developments remaining without air conditioning; the installation of energy efficient windows in several developments and replacing interior doors.</p> <p>Goal: Provide an improved living environment. With the demolition of two buildings in GA023000001 AMP1 McIntosh, we will reduce the density and improve the appearance of the property and 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.</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.</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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b><u>Definition for Substantial Deviation and Significant Amendment or Modification</u></b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. A change in the selection preferences for admission.</li> </ol>
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<b>11.0</b>	<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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