

# 5 Year Agency Plan

Board Approved  
11/8/2019

**2020-2024**

<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: Sylvester Housing Authority -PHA Code: GA104 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 01/2020				
<b>2.0</b>	<b>Inventory (based on ACC units at time of FY beginning in 1.0 above)</b> Number of PH units: 260                      Number of HCV units: 0				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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. Complete items 5.1 and 5.2 only at 5-Year Plan update.</b>				
<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:  It is the mission of the Sylvester Housing Authority to provide and encourage the development of quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization.				
<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.  A. The transformation of our Agency in a way that ensures economic viability over the long-term. B. Work to meet the affordable housing needs throughout our jurisdiction while providing increased housing choices in sustainable communities for the people we serve. C. Promote family self-sufficiency through economic empowerment. D. Implement resident support programs to improve the quality of life and remove barriers to family self-sufficiency for our residents. E. Revitalize our housing inventory and the communities in which they are located to raise the quality to market standards. F. Expand the quantity of affordable housing in sustainable communities to better meet the needs throughout our jurisdiction using mixed income and mixed financing development approaches.  For a report on the progress the PHA has made in meeting the goals and objectives in the previous 5-year plan see section 10.0				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.  The documents can be reviewed at our website at <a href="http://sylvesterauthority.com">sylvesterauthority.com</a> , 411 North Jefferson, 104 Hamilton Circle and 804 Henderson Sylvester, Georgia 31791-7229) 76-762				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.  A. <i>Hope VI, Mixed Finance Modernization or Development: We have no Hope VI, Mixed Finance Modernization or Development plan.</i> B. <i>Demolition and/or Disposition: We have no plan for any Demolition or Disposition.</i> C. <i>Conversion of Public Housing: We have accepted 2 Chaps' for entire Public Housing Stock.</i> D. <i>Homeownership Programs: We was awarded \$300,000.00 to build single family affordable housing though the Georgia Department of Community Affairs CHIP Grant.</i> E. <i>Project-based Vouchers: We have no Project-based Vouchers.</i>				

8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<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.
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> <p><i>The 5-year Action Plan has been submitted in Epic and is awaiting approval from FO.</i></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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>Based on the most recent 2010 U.S. Census data the largest demand for housing is for African America families with income between 50% and 80% of AMI. The second largest demand for housing is for African America families with income below 30% of AMI. There is also an increasing need for housing assistance to Hispanics families. There are less than half as many white families needing housing assistance as African America families. The PHA has not been able to find any data as to the need by elderly or families with disabilities. However, based on those that are applying for housing assistance, it appears that there is very little need that is not being met. The greatest need is the supply of affordable housing, followed by the size of available housing. We currently have several units for accessibility that do not have families needing accessible units. When we receive an application for a family that needs an accessible unit, we then transfer families that are living in the accessible units that are not needed to a standard non-accessible unit. We then allow the family to move into the accessible unit upon completion of repairs. Our biggest problem is attracting Hispanic families. We are making every effort to attract these families, but the Non-Citizen Rule appears to be a deterring factor to those families from applying. We are continuing our outreach efforts to reach families of all races and ethnicities. Currently, our Public Housing and USDA Rural Family Housing waiting lists are open. We have received \$300,000.00 in CHIP Grant to build affordable single family homes through the Georgia Department of Community Affairs.</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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The SHH plans to address the housing needs of the families on the waiting list for the upcoming Five Years (2020-2024) through the following strategies: (1) Maximizing the number of affordable units available to the PHA with its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line; (2) Reducing turnover time for vacated public housing units; (3) Reducing the time it takes maintenance to renovate public housing units; (4) Utilizing proactive maintenance strategies for unit-turnaround; (5) Participating with the City of Dover in the Consolidated Plan development process to ensure coordination with the strategies for addressing affordable housing issues; and (6) Continuing to employ policies to support and encourage self-sufficiency</p>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>To expand the supply of assisted housing: Largely due to cuts in funding in calendar year 2019, in our Public Housing Program, we plan to maintain a 98% occupancy rate for the calendar year of 2019 and into CY 2020.</p> <p>Improve the quality of Assisted housing: We plan to maintain an average score on our REAC Inspections.</p> <p>Provide improved living environment: We plan to sponsor various educational workshops for our residents which are designed to provide upward mobility. These workshops focus on budgeting, energy conservation, resume writing, the importance of exercise, and alcohol &amp; drug awareness.</p> <p>Promote self-sufficiency: We plan to sponsor a community resource fair every other year. We will have vendors from local agencies will be displaying the services their agency provides for the community.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>"Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Sylvester that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners."</p> <p>We will be converting 260 Public Housing Units to RAD closing our RAD deal by mid-March of 2020.</p>
11.0	<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. 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 of Performance and Evaluation</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>

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*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   x   5-Year and/or        Annual PHA Plan for the PHA fiscal year beginning 2020, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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 I of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs and proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-025);
  - 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 a 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 will take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provide 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Sylvester Housing Authority  
PHA Name

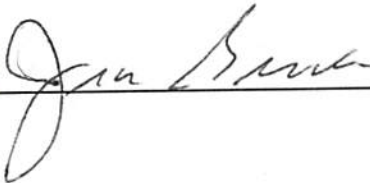
GA104  
PHA Number/HA Code

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 Jan Brooks

Title: Board Chairperson

Signature



Date 10/28/19

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Sylvester Housing Authority  
PHA Name

GA104  
PHA Number/HA Code

\_\_\_\_ Annual PHA Plan for Fiscal Year 20\_\_\_\_

\_\_x\_\_ 5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information contained 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

Jean Brooks

Chairperson

Signature

Date

*Jean Brooks*

10/28/19

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Sylvester Housing Authority

Program/Activity Receiving Federal Grant Funding

FY2020-2025

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.)

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

Michael Wayne Allen Sr.

Title

Executive Director

Signature

x Michael Wayne Allen Sr.

Date

10/28/2019

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, Mayor Pro-tem Charles Jones, the Mayor Pro Tem  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Sylvester Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the analysis of  
Impediments (AI) to Fair Housing Choice of the

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

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

Charles Jones

Title

Mayor Pro Tem

Signature

*Charles Jones*

Date

*10/28/19*

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Sylvester Housing Authority

Program/Activity Receiving Federal Grant Funding

FY2020-2025

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 sub recipients 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

Michael Wayne Allen Sr.

Title

Executive Director

Signature

Date (mm/dd/yyyy)

10/28/2019

### Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure)

<b>1. Type of Federal Action:</b> a. contract _____ b. grant _____ c. cooperative agreement _____ d. loan _____ e. loan guarantee _____ f. loan insurance _____	<b>2. Status of Federal Action:</b> a. bid/offer/application _____ b. initial award _____ c. post-award _____	<b>3. Report Type:</b> a. initial filing _____ b. material change _____ <b>For material change only:</b> Year _____ quarter _____ Date of last report _____
<b>4. Name and Address of Reporting Entity:</b> _____ Prime _____ Subawardee Tier _____, if Known:  <b>Congressional District, if known:</b>	<b>5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:</b>  n/a  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b>  n/a	<b>7. Federal Program Name/Description:</b>  n/a CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b> n/a	<b>9. Award Amount, if known:</b> \$ n/a	
<b>10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):</b>  n/a	<b>b. Individual Performing Services (including address if different from No. 10a) (last name, first name, MI):</b>  n/a	
<b>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 reported to the Congress semi-annually and 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.</b>	<b>Signature:</b> <u>Michael Wayne Allen Sr.</u> <b>Print Name:</b> Michael Wayne Allen Sr. <b>Title:</b> Executive Director <b>Telephone No.:</b> 229-779-7621 <b>Date:</b> 10/28/19	
<b>Federal Use Only</b>	<b>Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)</b>	

**Consideration of the Significant Amendment to the Annual Plan for the  
Rental Assistance Demonstration (RAD)**

The Board has previously approved for the authority to accept the CHAP to convert to RAD. It is now time for us to submit a Significant Amendment to the Agency Plan for the conversion under RAD for AMPS 1 and 2.

Resident meetings have been held regarding the applications for conversion of AMPS 1 and 2 under RAD and a public hearing has been held for the significant amendment to the Agency Plan regarding the conversion. No comments have been received objecting to the conversion.

Staff recommends that the Board approve the resolution approving the significant amendment to the Agency Plan for RAD and authorize the Executive Director to submit the significant amendment.

Board Approved  
11/8/2019

Below, please find specific information related to the Public Housing Development(s), AMP 1 and AMP 2 selected for RAD:

**Development #1**

<u>Name of Public Housing Development:</u>	<u>PIC Development ID:</u>	<u>Conversion type:</u>	<u>Transfer of Assistance:</u>
Princeton Place Worthington Way Day Lily Circle	GA104000001	PBRA	None
<u>Total Units:</u>	<u>Pre-RAD Units Type (i.e., Family, Senior, etc.)</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
129	Senior/Disable/Family	Family	
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion:</u>	<u>Number of Units Post-Conversion:</u>	<u>Changes in Number of Units per Bedroom Type and Why</u>
Studio /Efficiency	0	0	None
One Bedroom	58	58	None
Two Bedroom	28	28	None
Three Bedroom	28	28	None
Four Bedroom	13	13	None
Five Bedroom	2	2	

**Development #2**

<b><u>Name of Public Housing Development:</u></b>  Princeton Place Worthington Way Day Lily Circle	<b><u>PIC Development ID:</u></b>  GA104000002	<b><u>Conversion type:</u></b>  PBRA	<b><u>Transfer of Assistance:</u></b>  None
<b><u>Total Units:</u></b>  131	<b><u>Pre-RAD Units Type (i.e., Family, Senior, etc.)</u></b>  Senior/Disable/Family	<b><u>Post-RAD Unit Type is different (i.e., Family, Senior, etc.)</u></b>  Family	<b><u>Capital Fund allocation of Development:</u></b>
<b>Bedroom Type</b>  Studio /Efficiency  One Bedroom Two Bedroom Three Bedroom Four Bedroom	<b>Number of Units Pre-Conversion:</b>  0  48 41 34 8	<b>Number of Units Post-Conversion:</b>  0  48 41 34 8	<b>Changes in Number of Units per Bedroom Type and Why</b>  None None None None None

## **Resident Rights, Participation, Waiting List and Grievance Procedures**

**(Sections 1.7 B and 1.7 C of PIH -2012-32(HA) Rental Assistance Demonstration-Final Implementation)**

**1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion, would continue to be treated as an assisted unit. Thus, the first clause of section 8(c) (4) of the Act and 24 CFR § 880.603(b), concerning determination of eligibility and selection of tenants, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

**2. Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

**3. Phase-In of Tenant Rent Increases.** If a resident's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years, and the AHA will utilize a five year phase in for rent increases purely as a result of conversion for monthly increases in excess of \$25, and will utilize the three year phase in for all other rent increases that require a phase in under the paragraph. To implement this provision, HUD is waiving section 8(a)(1) of the Act, as well as 24 CFR § 880.201 (definition of "total tenant payment") to the limited extent necessary to allow for the phase-in of tenant rent increases.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "Calculated Multifamily TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on the family's most recent HUD Form 50059.

**Three Year Phase-In:**

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion - 33% of difference between most recently paid Total Tenant Payments (TTP) and the calculated Multifamily housing TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) in prior to Year 3 AR - 66% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and all subsequent re-certifications Year 3: Full Multifamily housing TTP
- Year 3 AR and any IR in

#### **Five Year Phase-in**

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion - 20% of difference between most recently paid TTP and the calculated Multifamily housing TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR - 40% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR - 60% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR - 80% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 5 AR and all subsequent re-certifications - Full Multifamily housing TTP

Please Note: In either the three year phase-in or the five-year phase-in, once Multifamily housing TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full multifamily housing TTP from that point forward.

4. Public Housing Family Self-Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency (ROSS-SC). Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD. All owners will be required to administer the FSS program in accordance with the participants' contracts of participation and future guidance published by HUD. Owners may not offer enrollment in FSS to residents in projects converted to PBRA that were not enrolled in the PH FSS program prior to RAD conversion, nor may owners offer FSS enrollment to any new residents at the project. Owners will be allowed to use any funds already granted for PH FSS coordinator salaries until such funds are expended. All owners will be required to provide both service coordinators and payments escrow until the end of the Contract of Participation. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility under a RAD

conversion. As the PH FSS grant is the source of funding for PH FSS, program compliance will continue to be monitored by the Office of Public and Indian Housing.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants nor will its residents be eligible to be served by future public housing ROSS-SC grants.

**5. Resident Participation and Funding.** Residents of covered projects converting assistance to PBRA will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing Projects). In addition, in accordance with Attachment IB, residents will be eligible for resident participation funding.

**6. Resident Procedural Rights.** The information provided below must be included as part of the House Rules for the associated project and the House Rules must be furnished to HUD as part of the Financing Plan submission. See Attachment 1E for a sample Addendum to the House Rules.

**a. Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.

**i. Termination of Tenancy and Assistance.** The termination procedure for RAD conversions to PBRA will additionally require that PHAs (as owners) provide adequate written notice of termination of the lease which shall not be less than:

- A reasonable period of time, but not to exceed 30 days:
  - If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
  - In the event of any drug-related or violent criminal activity or any felony conviction; or
- 14 days in the case of nonpayment of rent.

**ii. Termination of Assistance.** In all other cases, the requirements at 24 CFR §880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.

**b. Grievance Process.** In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:

- i. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);
- ii. Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;
- iii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
- iv. PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action.

The PHA (as owner) will be bound by decisions from these hearings, except if the:

1. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.
2. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

**7. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants who's EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.

**8. Capital Fund Education and Training Community Facilities (CFCF) Program.**

CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as "PHA residents" for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents. C.

**C. Part 1: Other Miscellaneous Provisions**

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** The Davis-Bacon Act (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) and Section 3 (24 CFR Part 135) apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. (The Davis-Bacon Act only applies for projects with nine or more units.)
3. **Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion. Additionally, subject to HUD approval, the waiting list preferences in place at time of conversion will be adopted for the converted project. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 982.71(a)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (i.e., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in

accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>43</sup>

<sup>43</sup> For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

To implement this provision, HUD will not apply 24 CFR § 880.603, regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PI 1A shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.

4. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.
5. **Choice-Mobility.** HUD seeks to provide all residents of covered projects with viable Choice-Mobility options. PIAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of covered projects in accordance with the following:<sup>44</sup>

- a. **Resident Eligibility.** Residents have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) the later of: (a) 24 months from date of execution of the HAP or (b) 24 months after the move-in date.

- b. **Voucher Inventory Turnover Cap.** Recognizing the limitation on the availability of turnover vouchers from year to year, a voucher agency would not be required, in any year, to provide more than one-third of its turnover vouchers to the residents of covered projects. While a voucher agency is not required to establish a voucher

inventory turnover cap, if implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.

- c. **Project Turnover Cap.** Also recognizing the limited availability of turnover vouchers and the importance of managing turnover in the best interests of the property, in any year, a PHA may limit the number of Choice-Mobility moves exercised by eligible households to 15 percent of the assisted units in the project. (For example, if the project has 100 assisted units, the PHA could limit the number of families exercising Choice-Mobility to 15 in any year, but not less than 15.) While a voucher agency is not required to establish a project turnover cap, if implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.

44 The Choice-Mobility requirements that apply to covered PBRA projects differ from the requirements that apply to covered PBV projects.

HUD's goal is to have 100 percent of residents in the Demonstration offered a Choice-Mobility option within a reasonable time after conversion. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will:

Provide ranking factor points where a voucher agency has committed to provide vouchers to the covered PBRA project of PHA without a voucher program (see Section 1.1 ID). Additionally, voucher agencies that make such a commitment will receive:

Priority points for new HCV FSS coordinator positions in an upcoming FSS competition and

The bonus points provided under the Section Eight Management Assessment Program (SEMAP) for demonstration. 45, 46

Grant a good cause exemption from the Choice-Mobility requirement for no more than 10 percent of units in the Demonstration. HUD will only consider requests for good-cause exemptions from the following types of PHAs:

Public housing-only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program; or

Combined agencies that currently have more than one-third of their turnover vouchers set aside for veterans, as defined for the purpose of HUD-VASH, or homeless populations, as defined in 24 CFR § 91.5.47 To be eligible for this exemption, the PHA's admission policies must have been formally approved by the PHA's board prior to the time of application.

HUD will issue these exemptions in the following order of priority: 1) small public housing-only PHAs; 2) all other public housing-only PHAs; and 3) combined agencies that currently have more than one-third of their vouchers set

45 The sponsoring agency must commit to the full term of the initial HAP. The HAP must undergo a significant amendment to its Annual Plan (no later than 60 days after execution of the project's CHAP), and must comply with section 8(o)(6)(A) relating to selection preferences.

46 In order to implement this incentive, HUD is waiving provisions under 24 CFR § 985.3(h) to provide donating agencies with bonus points under the SE HAP for concentrating.

47 A veteran is, for the purpose of HUD-VASH, a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable and is eligible for Veterans Administration health care.

aside for veterans and/or homeless. See Section 4.11 for more information on Choice-Mobility exemptions in the competition.

6. Future Refinancing. Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

7. Submission of Year-End Financial Statements. Covered projects converting assistance to PBRA must comply with 24 CFR Part 5 Subpart H, as amended, revised, or modified by HUD from time to time regarding submission of financial statements.<sup>48</sup>

**7. Classification of Converting Projects as Pre-1981 Act Projects under Section 16(c) of the United States Housing Act of 1937.** For purposes of ensuring maximum flexibility in converting to PBRA, all such projects converting to PBRA shall be treated as Pre-1981 Act Projects under Section 16(c) of the US Housing Act of 1937. Section 16(c)(1) of the US Housing Act of 1937, which applies to pre-1981 Act projects, restricts occupancy by families that are other than very low-income to 25% of overall occupancy. Thus, owners of projects converting to PBRA may admit applicants with incomes up to the low-income limit. HUD Headquarters tracks the 25% restriction on a nationwide basis. Owners of projects converting to PBRA do not need to request an exception to admit low-income families. In order to implement this provision, HUD is waiving section 16(c) (2) of the US Housing Act of 1937 and 24 CFR §5.653(d)(2) and is instituting an alternative requirement that owners of projects converting to PBRA adhere to the requirements of section 16(c)(1) of the US Housing Act of 1937 and 24 CFR §5.653(d)(1).

#### **Significant Amendment Definition**

As part of the Rental Assistance Demonstration (RAD), Housing Authority of The City of Sylvester is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- 1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance.**
- 2. The date the Significant Amendment is submitted to the PHA plan website.**
- 3. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of Additional Capital funds;**
- 4. Changes to the construction and rehabilitation plan for each approved RAD conversion; and**
- 5. Changes to the financing structure for each approved RAD conversion.**

**RAB Meeting: 10/29/2019 @ 10:00 p.m.**

**Re: 2020-2024 5 YEAR ANNUAL PLAN for the Sylvester Housing Authority**  
**Questionnaire for RAB Participation:**

**Please answer the following questions so that we may further assist you:**

- 1. What types of resident service "activities" would you like to see the Housing Authority pursue and/or continue for the upcoming five years?**

\_\_\_\_\_

- 2. What type of self-sufficiency "programs" would you like to see offered in the upcoming five years?**

\_\_\_\_\_

- 3. What activities/services provided by the Housing Authority are you most pleased?**

\_\_\_\_\_

- 4. List improvements you would like to see in the following areas.**

**Grounds:**

\_\_\_\_\_

**Buildings:**

\_\_\_\_\_

**Management:**

\_\_\_\_\_

**Maintenance:**

\_\_\_\_\_

**Security:**

\_\_\_\_\_

**Communication:**

\_\_\_\_\_

- 5. If money were no object, what type of improvements would you like to see added at your particular development?**

**Name of your Development:**

\_\_\_\_\_

**Improvement:**

\_\_\_\_\_

- 6. What problems do you perceive exist in the housing units?**

\_\_\_\_\_

- 7. What do you foresee the primary goals should be for the Housing Authority in the upcoming five years?**

\_\_\_\_\_

- 8. Any other business or comment?**

None \_\_\_\_\_

**OPTIONAL INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone # \_\_\_\_\_

**Thank you for your participation.  
Sylvester Housing Authority Staff**

Board Approved  
11/8/2019

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PIA Name :</b> Housing Authority of the City of Sylvester		<b>Locality (City/County &amp; State)</b>				
<b>PIA Number:</b> GA104		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:        )</b>				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	SEABROOK,PAULK ST,SHEPHER (GA104000001)	\$274,595.00	\$274,595.00	\$611,995.00	\$305,998.00	\$305,998.00
	PRICE, PINSON, HENDERSON (GA104000002)	\$276,200.00	\$276,200.00		\$305,997.00	\$305,997.00
	AUTHORITY-WIDE	\$61,200.00	\$61,200.00			

Board Approved  
11/8/2019

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEABROOK,PAUL K ST,SHEPHER (GA104000001)			\$274,595.00
1100001	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	9UNITS WILL HAVE THE FOLLOWING RENOVATION:  Replace Appliance  Replace bathroom counter top and sink  Replace bathroom flooring  install new commodes  Electrical Repairs  Replace flooring  Replace interior doors  Replace exterior doors  Interior painting of the walls  Replace kitchen sink & faucets  Replace plumbing tub and shower  install address lite  Siding replacement as needed  New refinish porch ceiling, fascia and soffit.  Cable and phone lines in living room and all bedroom.  Replace vanities in bathroom  Minor unspecified repair due to MOD.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Electric water heater New HVAC System Replace wood plenum with sheet metal plenum. Prepare roof for new roof, install drip stop, install insulation barrier and install new roof Renovations		
II0003	OPERATION COST(Operations (1406))	OPERATION COST		\$61,200.00
II0005	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Software		\$15,000.00
II0007	Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Relocation Fees and cost		\$20,000.00
II0009	Site Improvement(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	New Parking Lot, parking space New Play ground and New basketball court		\$10,000.00
II0011	Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office Computer, Printers, copiers, other office equipment. Security Cameras		\$18,395.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
HD0014	RAD CONVERSION(RAD (1503))	RAD CONVERSION		\$100,000.00
	PRICE, PINSON, HENDERSON (GA104000002)			\$276,200.00
HD0002	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>electrical repair</p> <p>replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>all address lite</p> <p>Siding replacement as needed</p> <p>New prefinished porch ceiling, fascia and soffit.</p>		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>CATV and phone lines in living room and all bedroom.</p> <p>Replace vanities in bathroom</p> <p>Minor unspecified repair due to MOD.</p> <p>Electric water heater</p> <p>New HVAC System</p> <p>Replace wood plenum with sheet metal plenum</p> <p>Prepare roof for new roof install drip edge, install insulation barrier and install new roof Renovations</p>		
II0004	OPERATION COST(Operations (1406))	OPERATION COST		\$61,200.00
II0006	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Software		\$15,000.00
II0008	Fees and Cost(Contract Administration (1480)-Contingency,Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Relocation, Fees and cos		\$20,000.00
II0010	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Pavement,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	New parking lot, parking spaces, New Play ground and New basketball court.		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2020		
Identifier	Development Number Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0012	Non Dwelling Equipment(Non Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office Computer, Printers, copiers, other office equipment Security Cameras			\$20,000.00
ID0015	RAD CONVERSION(RAD (1503))	RAD CONVERSION			\$100,000.00
	AUTHORITY-WIDE (N/A WASD)				\$61,200.00
ID0013	Administration/Administration (1410)-Salary (1410)-Sundry (1410)-Other	Sundry			\$61,200.00
	Subtotal of Estimated Cost				\$611,995.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEABROOK,PAUL K ST,SHEPHER (GA104000001)			\$274,595.00
110016	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>Electrical Rep</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the u</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install address lite</p> <p>Stair replacement as needed</p> <p>New refinish porch ceiling, fascia and soffit.</p> <p>Cable and phone lines in living room and all bedroom.</p> <p>Replace vanities in bathroom</p> <p>Minor unspecified repair due to MOD.</p>		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Electric water heater New HVAC System Replace wood plenum with sheet metal plenum. Prepare roof for new roof, install drip stop, install insulation barrier and install new roof Renovations		
ID0018	OPERATION COST(Operations (1406))	OPERATION COST		\$61,200.00
ID0020	Management Improvement(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Software		\$15,000.00
ID0022	Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Relocation Fees and cost		\$20,000.00
ID0024	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosure,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities Non-Dwelling Site Work (1480)-Storm Drainage)	New Parking Lot parking space New Play ground and New basketball court.		\$10,000.00
ID0026	Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office Computer, Printers, copiers, other office equipment. Security Cameras		\$18,395.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0029	RAD CONVERSION(RAD (1503))	RAD CONVERSION		\$100,000.00
	PRICE, PINSON, HENDERSON (GA104000002)			\$276,200.00
ID0017	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>electrical repair</p> <p>replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>Replace address lite</p> <p>Siding replacement as needed</p> <p>New prefinished porch ceiling, fascia and soffit.</p>		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		CATV and phone lines in living room and all bedroom Replace vanities in bathroom Minor unspecified repair due to MOD. Electric water heater New HVAC System Replace wood plenum with sheet metal plenum Prepare roof for new roof installation, install insulation barrier and install new roof Renovations		
ID0019	OPERATION COST(Operations (1406))	OPERATION COST		\$61,200.00
ID0021	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Software		\$15,000.00
ID0023	Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Relocation, Fees and cost		\$20,000.00
ID0025	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Pavement,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	New parking lot, parking spaces, New Play ground and New basketball court		\$10,000.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0027	Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office Computer, Printers, copiers, other office equipment. Security Cameras		\$20,000.00
ID0030	RAD CONVERSION(RAD (1503))	RAD CONVERSION		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$61,200.00
ID0028	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Sundry		\$61,200.00
	Subtotal of Estimated Cost			\$611,995.00

Board Approved  
11/8/2019

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEABROOK,PAULK ST,SHEPHER (GA104000001)			\$611,995.00
ID0031	Copy of Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>Electrical Rep</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the u</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install address lite</p> <p>Siding replacement as needed</p> <p>New refinish porch ceiling, fascia and soffit.</p> <p>Cable and phone lines in living room and all bedroom.</p> <p>Replace vanities in bathroom</p> <p>Minor unspecified repair due to MOD.</p>		\$305,997.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>Electric water heater</p> <p>New HVAC System</p> <p>Replace wood plenum with sheet metal plenum.</p> <p>Prepare roof for new roof, install drip stop, install insulation barrier and install new roof Renovations</p>		
ID0032	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom floor</p> <p>install new commode</p> <p>Electrical Repair</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install address line</p> <p>Siding replacement as needed</p> <p>New refinished porch ceiling, fascia and soffit.</p> <p>CATV and phone lines in living room and all bedroom.</p>		\$305,998.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Replace vanities in bathroom Minor unspecified repair due to MOD. Electric water heater New HVAC System Replace wood plenum with sheet metal plenum Prepare roof for new roof, install new insulation barrier and install new roof Renovations		
	Subtotal of Estimated Cost			\$611,995.00

Board Approved  
11/8/2019

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEABROOK,PAULK ST,SHEPHER (GA104000001)			\$305,998.00
1100033	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>Electrical Repairs</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install outdoor light</p> <p>Shingle replacement as needed</p> <p>New refinish porch ceiling, fascia and soffit.</p> <p>Cable TV and phone lines in living room and all bedroom.</p> <p>Replace vanities in bathroom</p> <p>Minor unspecified repair due to MOD.</p>		\$305,998.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>Electric water heater</p> <p>New HVAC System</p> <p>Replace wood plenum with sheet metal plenum.</p> <p>Prepare roof for new roof, install drip stop, install insulation barrier and install new roof Renovations</p>		
	PRICE, PINSON, HENDERSON (GA104000002)			\$305,997.00
1100036	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>Install new commodes</p> <p>Electrical Repair</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install address lite</p>		\$305,997.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2023		
Identifier	Development Number Name	General Description of Major Work Categories	Quantity	Estimated Cost
		Siding replacement as needed New prefinished porch ceiling, fascia and soffit. CATV and phone lines in living room and all bedroom. Replace vanities in bathroom Minor unspecified repair due to MOD. Electric water heater New HVAC System Replace wood plenum with sheet metal plenum. Prepare roof for new roof, install drip strip, install insulation barrier and install new roof.Renovations		\$611,995.00
	Subtotal of Estimated Cost			\$611,995.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEABROOK,PAULK ST,SHEPHER (GA104000001)			\$305,998.00
ID0035	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9 UNITS WILL HAVE THE FOLLOWING RENOVATION.</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>install new commodes</p> <p>Electrical Repairs</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>install smoke life</p> <p>Stairing replacement as needed</p> <p>New refinish porch ceiling, fascia and soffit.</p> <p>Cable TV and phone lines in living room and all bedroom.</p> <p>Replace vanities in bathroom</p> <p>Minor unspecified repair due to MOD.</p>		\$305,998.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		<p>Electric water heater</p> <p>New HVAC System</p> <p>Replace wood plenum with sheet metal plenum.</p> <p>Prepare roof for new roof, install drip stop, install insulation barrier and install new roof Renovations</p>		
	PRICE, PINSON, HENDERSON (GA104000002)			\$305,997.00
1100037	Renovations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	<p>9UNITS WILL HAVE THE FOLLOWING RENOVATION:</p> <p>Replace Appliance</p> <p>Replace bathroom counter top and sink</p> <p>Replace bathroom flooring</p> <p>Install new commodes</p> <p>Electrical Repair</p> <p>Replace flooring</p> <p>Replace interior doors</p> <p>Replace exterior doors</p> <p>Interior painting of the unit</p> <p>Replace kitchen sink &amp; faucets</p> <p>Replace plumbing tub and shower</p> <p>Install address lite</p>		\$305,997.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number	Name	General Description of Major Work Categories	Quantity
			Siding replacement as needed New prefinished porch ceiling, fascia and soffit. CATV and phone lines in living room and all bedroom. Replace vanities in bathroom Minor unspecified repair due to MOD. Electric water heater New HVAC System Replace wood plenum with sheet metal plenum. Prepare roof for new roof, install drip strip, install insulation barrier and install new roof. Renovations	
			Subtotal of Estimated Cost	\$611,995.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
Work Statement for Year 1 2020	
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$61,200.00
Subtotal of Estimated Cost	\$61,200.00

Board Approved  
11/8/2019

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2021	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration (1410)-Other, Administration (1410)-Sundry		\$61,200.00
Subtotal of Estimated Cost		\$61,200.00