

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2003 -2007
AnnualPlanforFiscalYear2003

HOUSINGAUTHORITYOFCOLUMBUS,GEORGIA

**NOTE:THISPH APLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: The Housing Authority of Columbus, Georgia

PHANumber: GA004

PHAFiscal Year Beginning:(mm/yyyy) 07/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Main Administrative Office of the Local Government
Public Library

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
 [24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: 5%
 - Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units: 260
- Demolish or dispose of obsolete public housing: 620 units
- Provide replacement public housing: 150 units
- Provide replacement vouchers: 357
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
- Increase waiting list: 10%

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: 10%
- Provide or attract supportive services to improve assistances recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart90 3.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

OurAnnualPlanisbasedonthepremisethatifweaccomplishourgoals andobjectives wewillbeworkingtowardstheachievementofourmission.

Theplans,statements,budget,summary,policies,etc.setforthintheAnnualPlanalllead towardsheaccomplishmentofourgoalsandobjectives.Takenasawhole,theyoutline acomprehensiveapproachtowardsourgoalsandobjectivesandareconsistentwiththe ConsolidatedPlan.Pleaserefertothetableofcontentsforhighlightsofmajorinitiatives inourAnnualPlan:

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublicinspection .

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A: Admissions Policy for Deconcentration
- Attachment B: FY2003 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C: FY2003 Capital Fund Program 5 Year Action Plan
- Attachment D: Section 8 Homeownership Capacity Statement
- Attachment E: FY2000 Capital Fund Program P&E Report
- Attachment F: FY2001 Capital Fund Program P&E Report
- Attachment G: FY2002 Capital Fund Program P&E Report
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment H: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Attachment I: PHA Management Organizational Chart
- Attachment J: Voluntary Conversion
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHAP Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	5200	5	4	5	2	3	N/A
Income > 30% but ≤ 50% of AMI	3900	4	4	5	2	3	N/A
Income > 50% but < 80% of AMI	7025	4	3	5	2	3	N/A
Elderly	5300	4	3	5	3	1	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

**B. HousingNeedsofFamiliesonthePublicHousingandSection8
Tenant-BasedAssistance WaitingLists**

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtypeof
PHA-widewaitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -basedor
 sub-jurisdictionalpublichousingwai tinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPub licHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	320		
Extremelylow income<=30%AMI	258	80.6%	
Verylowincome (>30%but<=50% AMI)	58	18.1%	
Lowincome (>50%but<80% AMI)	4	1.3%	
Familieswith children	171	53.4%	
Elderlyfamilies	2	.6%	
Familieswith Disabilities	61	19.1%	
White	32	10.0%	
Black	288	90%	

Housing Needs of Families on the Waiting List			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	125		
2BR	111		
3BR	68		
4BR	15		
5BR	1		
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3436		
Extremely low income <= 30% AMI	3,092	90%	
Very low income (>30% but <=50%)			

Housing Needs of Families on the Waiting List			
AMI)	344	10%	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	1,433	41.69%	
Elderly families	35	1.02%	
Families with Disabilities	93	2.71%	
Black	3298	95.99%	
Caucasian/Non - Hispanic	138	4.01%	
Caucasian/Hispanic	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 month			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the _____ Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$6,607,355	\$6,607,355

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	\$10,997,788	\$10,997,788
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$8,010,610	\$8,010,610
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$2,559,750	\$2,559,750
4. Other income (list below)		
Other Operating Income	\$151,390	\$151,390
Operating Reserve Reduction		
4. Non -federal sources (list below)		
Total resources	\$28,326,893	\$28,326,893

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. PublicHousing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1). Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: At the initial interview

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit Check

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other: PHA Occupancy Office

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site -based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?
- b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

 - Emergencies

- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

a. Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

b. Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s): Working single person who is not an elderly or displaced person, or a person with disabilities.

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

a. Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

b. Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s): Working single person who is not an elderly or displaced person, or a person with disabilities.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6)DeconcentrationandIncomeMixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other: Provide the owner with the family's current and prior address with the name and address of the landlords.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other: PHA Occupancy Office

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

At client request if they show good faith effort to locate housing and if they have a disability that has caused a delay in locating housing.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

a. Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

b. Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s): No. 1, Disabled; No. 2, Displaced.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

a. Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

b. Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s): No. 1, Disabled; No. 2, Displaced.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plan to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs *Not Applicable*

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1). Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebased rentinpublichousing.Income -basedrentsaresetatthehigherof30%of adjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,or minimumrent(lessHUDmandatorydeductionsandexclusions).(Ifselected, skiptosub -component(2))

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b. Minimum Rent

1. WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No:Has thePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?

3. Ifyestoquestion2,listthesepoliciesbelow :

c. Rentssetatlessthan30%thanadjustedincome

1. Yes No:DoesthePHAplantocharge rentsatafixedamountor percentagelessthan30%ofadju stedincome?

2.Ifyestoabove,listtheamountsorpercentageschargedandthecircumstancesunder whichthesewillbeusedbelow:

d. Whichofthediscretionary(optional)deductionsand/orexclusionspoliciesdoesthe PHAplantoemploy(selectal lthatapply)

- Fortheearnedincomeofapreviouslyunemployedhouseholdmember
 Forincreasesinearnedincome
 Fixedamount(otherthangeneralrent -settingpolicy)
Ifyes,stateamount/sandcircumstan cesbelow:

- Fixedpercentage(otherthangeneralrent -settingpolicy)
Ifyes,statepercentage/sandcircumstancesbelow:

- Forhouseholdheads
- Forotherfamilymembers
- Fortransportationexpenses
- Forthenon-reimbursedmedicalexpensesofnon-disabledornon-elderly families
- Other(describelow)

e. Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30%ofadjustedincome)
(selectone)

- Yesforalldevelopments
- Yesbutonlyforsomedependments
- No

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

- Foralldvelopments
- Forallgeneraloccupancydevelopments(notelderlyordisabledorelderlyonly)
- Forspecifiedgeneraloccupancydevelopments
- Forcertainpartsofdevelopments;e.g.,thehigh-riseportion
- Forcertainsizeunits;e.g.,largerbedroomsizes
- Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(selectall thatapply)

- Marketcomparabilitystudy
- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service
- The“rentalvalue”oftheunit
- Other(listbelow)

f. Rentre-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2). Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- Thesection 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2172	533
Section 8 Vouchers	1512	378
Section 8 Certificates	0	0
Section 8 Mod Rehab	60	12
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Section 8 New Construction	88	22
Other Federal Programs (list individually)	N/A	N/A
Capital Grant	2172	N/A
Title III Nutrition	30	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public

housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management:
- Admissions and Continued Occupancy Policy
 - Blood Borne Disease Policy
 - Capitalization Policy
 - Check Signing Authorization Policy
 - Disposition Policy
 - Drug Free Workplace Policy
 - Equal Housing Opportunity Policy
 - Ethics Policy
 - Facilities Use Policy
 - Funds Transfer Policy
 - Hazardous Materials Policy
 - Investment Policy
 - Maintenance Policy
 - Natural Disaster Policy
 - Pest Control Policy
 - Procurement Policy
 - Housekeeping Policy

- (2) Section 8 Management: (list below)
- Section 8 Administration Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 82?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other: PHA Occupancy Office

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment B

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcan becompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendof thePHAPlan template **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No:Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund?(if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) Attachment C

-or-

The Capital Fund Program 5 -Year Action Plan is provided below:(if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert there)

B.HOPEVI and Public Housing Development and Replacement Activities(Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No:a) Has the PHA received a HOPEVI revitalization grant?(if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

- 1. Development name: George Foster Peabody Apartments
- 2. Development (project) number: GA.004 -1R & GA.004 -1RA
- 3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No:c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? If yes, list developments or activities below:
George Foster Peabody GA.4 -1R
George Foster Peabody GA.4 -1RA

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
Baker Village GA.004 -13

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: George Foster Peabody	
1b. Development (project) number: GA4 -1R, GA4 -1RA	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (12/06/02)	
5. Number of units affected: 510	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

7. Timeline for activity: a. Actual or projected start date of activity: 01/07/03 b. Projected end date of activity: 30/06/07

Demolition/Disposition Activity Description
1a. Development name: Elizabeth F. Canty Addition
1b. Development (project) number: GA004 -009
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (8/20/03)
5. Number of units affected: Four (4)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/25/03 b. Projected end date of activity: 11/20/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26- 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/11/97

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Kid's Café – Sponsored with the second Harvest Food Bank,	395+ per day			
Children are given an afternoon meal 5 days a week.				
Girl Scouts – Inspires girls with the highest ideals of character, conduct and services so that they may become resourceful citizens.	83 per month			Public Housing
Girls, Inc. – Encourages participants to recognize their ability to succeed, teaches life skills and self-reliance	47 per month			Public Housing
Boys and Girls Club – Offers a well-rounded program with an emphasis on academics along with social recreation.	120 per month			Public Housing
GAHRABasketball – Encourages players to remain drug free, encourages self-discipline and respect along with promoting a spirit of cooperation and self-pride.	Approximately 12 youth annually.			Public Housing
Reading is Fundamental (RIF) – is a afterschool tutorial program that operates under a state grant.	45+ per week			Public Housing
Community Health Care Center – operates two full service health care facilities, one located in a public housing development and one adjacent. Medical care is available from prenatal to geriatrics.	Approximately 4,000 visits from public housing per			Public Housing
WIC Clinics – Medical services and food vouchers designated for women and children. Program operates year-round.	60 per month			Public Housing
PowerUp – A computer lab tutorial and computer learning class that is operated by the Urban League and is offered to our BTW youth.	10-12 students			Public Housing
Nulites Dance Class – Offered to girls in BTW & Chase apartment	10 girls weekly			Public Housing

complexes. The class is held once a week at the Liberty Theatre and is conducted by Melissa & Company Dance Studio. The class consists of tap & drama.				
Farley Friends – Provides youth activities. Operates year round in conjunction with Big Brothers/Big Sisters and Men of Action.	35 monthly			Public Housing
Beacon House – Provides assistance (food, clothing) for residents in need. Assists with tutoring for GED. Provides Thanksgiving meal for seniors & Christmas boxes for Youth.	35+ monthly			Public Housing
Summer Lunch Program – Sponsored by the Muscogee County School District, nutritious lunches were provided Monday - Friday during the summer months.	Approximately 200+ daily.			Public Housing
Nutrition Site – Funded through the Enrichment Services Program provides snacks, activities and a nutritious lunch for elderly and disabled.	Approximately 35 daily.			Public Housing
Recreation Center – Sponsored through the City's Parks and Recreation Dept. elderly residents are given the opportunity to learn crafts. Life skills and travel.	Approximately 30 daily.			Public Housing
Hot Line – In an effort to reduce crime, lease violations, etc., a private phone line was installed that residents can call to leave information and tips anonymously.	Approximately 542+ calls per year.			Public Housing
Senior Clubs – Monthly get-togethers of four senior population where recreational activities are encouraged. Participants have group lunches, shopping excursions, exercise classes, etc.	Approximately 40 monthly.			Public Housing
Friendship Club – Monthly guest speakers highlight items of interest to the senior and disabled residents of public housing.	Average monthly attendance of 50.			Public Housing
Residents Council – Leadership resident group that focus on issues of interest to the majority of residents. Resident involvement, self-sufficiency, neighborhood improvement are some of the issues addressed by the resident council.	Approximately 130+ monthly.			Public Housing

BoyScouts –Instillsvalues throughaprogra mofcharacter buildingandcitizenship.Focuses onself -relianceandleadership. Programoperatesyearround.	6monthly			PublicHousing
KidsSafeCoalition –Bike& motorvehiclesafetyfairs sponsoredbySafeKidsof GeorgiaCoalition.Abicycleis givenawayateachfair.	113 attended			PublicHousing
DrugEliminationPrograms –Law enforcementprovideseducation andtrainingtoincludeassistance withmarchesandcamp -outs ultimatelywiththegoalof reducingdrugsanddrugrelated crime.	10 monthly			PublicHousing
FamilyResourceCenter – Collaborativeagencyeffortand casemanagementtoaddress barriersfacingpublichousing residentsintheirattemptto becomeself -sufficient.Willbe locatedatWilson.	88 annually			PublicHousing
JuvenileCourt –Youthunderthe jurisdictionofthecourtpickup paperandplantsrubberyon publichousingproperty.	15-30 annually			PublicHousing
SummerRec.Academy – Encouragesself -disciplineand respectalongwithpromoting teamworkandcommunication.	40per summer			PublicHousing
BibleStudy –Instillsaloveof learning,valuesandmoral characteralongwithabetter understandingoftheBible.	30 annually			PublicHousing
LadiesNightOut –Programin conjunctionwithDFACS designedtoencourageTANF recipientstorecognizebarriersto self-sufficiencyandidentify solutionstoovercomethem.	60 annually			PublicHousing
BrownBagProgram –Provides groceriestoelderly,low -income individualsonamonthlybasis. 50-60participantsmonthly,1/3of whicharepublichousing residents.	16-20 monthly			PublicHousing
ComputerLab –Anafterschool computertutorialprogram sponsoredbytheGTECH Corporation.	25-30 daily			PublicHousing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Job Fairs		Approximately 125
Work Force Enterprise Program		15
Work First Program		
Ladies Night Out		Approximately 60
New Connections		Approximately 122
GED Program		Approximately 50
Parenting Classes		
Head Start		Approximately 100
Even Start		60
Columbus State University		10-12 attend
Voter Registration		15 annually
Health Fair		Approximately 80 attend
Self-Sufficiency		Approximately 100 use this service annually
Working Closet		25 annually
Mothering Solo		4
Open Door		200 Monthly
Credit Union		100+ per year
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs

Other(describ below)

3. Which developments are most affected?(list below)

Peabody, Booker T. Washington, E.J. Knight Gardens, Warren Williams, Wilson,
Chase, Elizabeth Canty, Farley Homes, Baker Village Green

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other(describ below)

2. Which developments are most affected?(list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:(select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property(e.g., community policing office, officer residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities(list below)

2. Which developments are most affected?(list below)

Peabody, Booker T. Washington, E.J. Knight Gardens, Warren Williams, Wilson,
Chase, Elizabeth Canty, Farley Homes, Baker Village Green

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of a audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Columbus, Georgia

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of need so for families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

A. Substantial Deviation from the 5 -year Plan: The PHA defines substantial deviation from the 5 -Year-Plan as the replacement or deletion of existing goals, or the creation of new goals.

B. Significant Amendment or Modification to the Annual Plan: The PHA defines significant amendment or modification to the Annual Plan as the creation, replacement, or modification of the Annual Plan provisions which prevent accomplishment of the 5 -Year-Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program, or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes mandated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

Excerpt from the ADMISSIONS AND CONTINUED OCCUPANCY POLICY

10.4 DECONCENTRATION POLICY

It is The Housing Authority of Columbus, Georgia's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments.

The Housing Authority of Columbus, Georgia will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of our developments, the income level of census tracts in which our developments are located, and the income level of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 Deconcentration Incentives

The Housing Authority of Columbus, Georgia may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

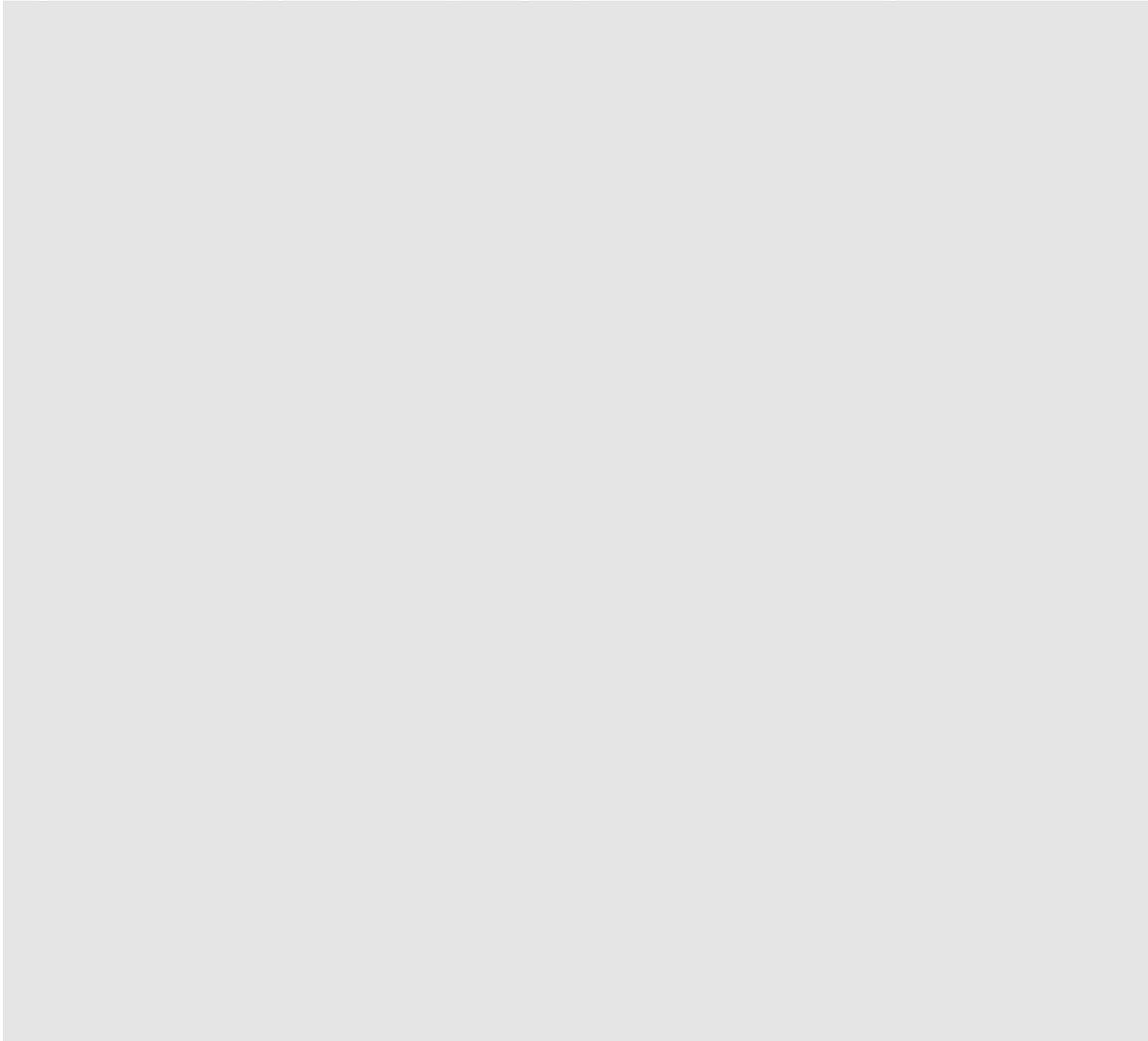
Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

AttachmentD:Section8HomeownershipCapacityStatement

TheHousingAuthorityofColumbus,Georgia’sSection8HomeownershipProgramis employingthefollowingprovisionstomeetthecapacityrequirement oftheU.S. DepartmentofHousingandUrbanDevelopment.

Apurchasingfamilymustinvestatleastthreepercent(3%)ofthepurchasepriceofthe hometheyarebuyingintheproperty.This cantaketheformofeitheradownpayment, closingcosts,orac ombinationofthetwo.Ofthissum,atleastonepercent(1%)ofthe purchasepricemustcomefromthefamily’spersonalresources.

FinancingforpurchasesunderthisProgrammugenerallybeprovided,insuredor guaranteedbythestateorfederalgover nment,complywithsecondarymortgagemarket requirementsorcomplywithgenerallyacceptedprivatesectorunderwritingstandards.



Required Attachment E: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Beatrice Grant

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 11/15/2002

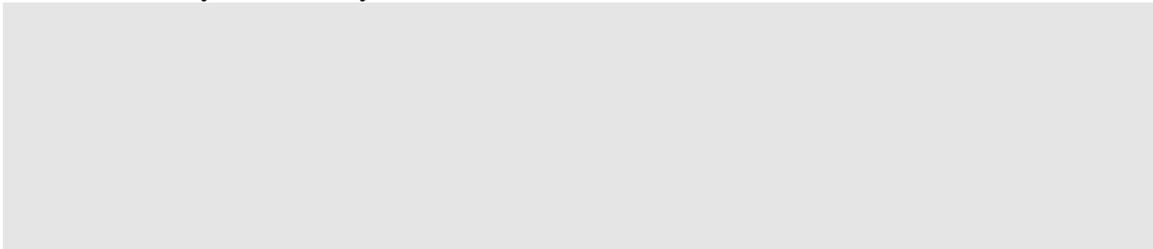
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 04/30/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

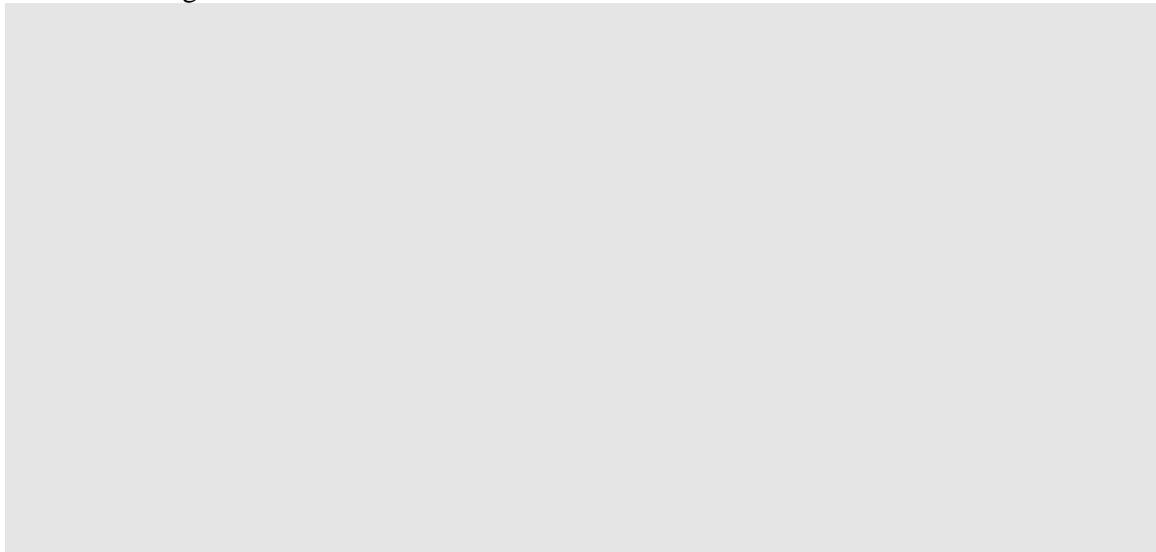
Robert S. Poydasheff, Mayor, Columbus Consolidated Government:



Required Attachment E : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

- Ms. Emma Davis
- Ms. Alice Patterson
- Mr. Lyle Mourer
- Ms. Bertha Adams
- Ms. Beatrice Grant
- Ms. Beverly Jones
- Ms. Shawnetta White
- Ms. Mary Taylor
- Ms. Beatrice Thomas
- Ms. Juanita Coleman
- Ms. Jessie Jordan
- Mr. Victor Jackson
- Ms. Minnie Walker
- Ms. Lillie Robinson
- Ms. Doris King
- Ms. Lavern Lewis
- Ms. Flora Ramsey
- Ms. Pat Scott
- Ms. Marie Senn
- Ms. Sarah Thomas
- Ms. Emma Wright

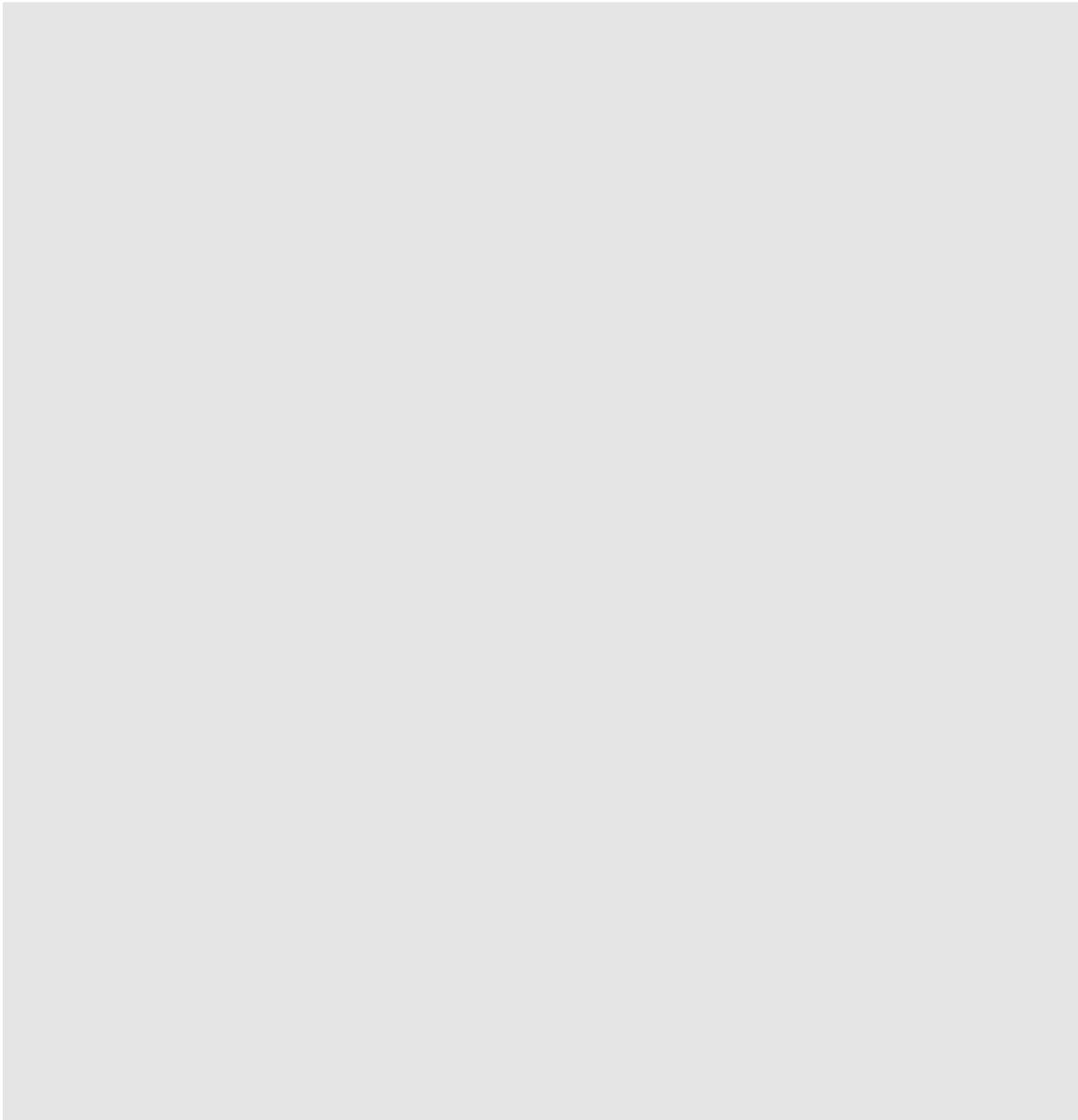


Required Attachment H: Comments made by the RAB

RAB Comments

Upon review and discussion of the Columbus Agency Plan, the residents in attendance were in agreement on the content.

PHA's Response to RAB Comments:



CAPITAL FUND PROGRAM TABLES START HERE

Attachment B

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PH Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA.06P00450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	500,000	0	0	0
3	1408 Management Improvements	100,000	0	0	0
4	1410 Administration	166,725	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	150,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	602,157	0	0	0
10	1460 Dwelling Structures	766,800	0	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	37,800	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	214,784	0	0	0
14	1485 Demolition	15,000	0	0	0
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1499 Mod Used for Development	1,000,000	0	0	0
18	1502 Contingency (May not exceed 8% of line 16)				
19	Amount of Annual Grant: (sum of lines 2-18)	3,553,266	0	0	0
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security				
23	Amount of Line 19 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Ga06P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
	Operations	1406		500,000				
	Management Improvements	1408		100,000				
PHA-Wide	Consulting Fees							
	Total 1408			100,000	0	0	0	
	Administration	1410						
	CFP Contractor Coordinator Salary			66,690				
	CFP Secretary Salary			33,345				
	Inspectors (2)			66,690				
	Total 1410			166,725	0	0	0	
	Fees & Costs	1430						
PHA-Wide	Fees & Cost			150,000				
	Total 1430			150,000	0	0	0	
	Site Improvements	1450						
PHA-Wide	Dumpster Enclosures			100,000				
	Site Security Light ing			50,000				
	Landscaping			50,000				
	Residential Community Signage			100,000				
	Total 1450			300,000	0	0	0	
	Non-Dwelling Equipment							
PHA-Wide	Central Office Furniture	1475. 1		50,000				
	Computer Equipment	1475. 4		164,784				
	Total 1475			214,784	0	0	0	
GA409 Cnty Addition	Demo Building 904	1485		15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAN Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Ga06P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
GA413 Baker	Development		1499		1,000,000				
GA407 Chase	Dwelling Structures		1460						
	Install New Central HVAC			108	432,000				Moved from CFP202
	Install Fire Cutoff Barriers in Attic			108	162,000				
	New Electric Water Heaters & Electric Circuit			108	64,800				
	New Electric Stove Outlets			108	32,400				
	Kitchen Cabinet Modifications			108	75,600				
	Total 1460				766,800				
	Dwelling Equipment Non -Expendable		1465.1						
	30" electric Stoves			108	37,800				Moved from CFP202
	Total 1465.1				37,800				
	Total Chase				804,600				
	Site Improvements								
GA408 Canty	Sewer Replacement		1450		152,157				Moved from CFP202
	Total 1450				152,157	0	0	0	
	Site Improvements								
GA409 Canty Addition	Sewer Replacement		1450		150,000				Moved from CFP202
	Total 1450				150,000	0	0	0	

Attachment C

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHANameHousingAuthorityof Columbus,Georgia		<input checked="" type="checkbox"/> Original5 - YearPlan <input type="checkbox"/> RevisionNo:				
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:20 07 PHAFY:2007	
PHAWide	Annual Statement	1406Operations \$350,000	1406Operations \$350,000	1406Operations \$350,000	1406Operations \$350,000	
		1408ManagementImprovements \$500,000	1408ManagementImprovements \$100,000	1408Management Improvements \$100,000	1408Management Improvements \$100,000	
		1410Administration \$166,725	1410Administration \$166,725	1410Administration \$180,000	1410Administration \$180,000	
		1430FeesandCost \$250,000	1430FeesandCost \$150,000	1430FeesandCost \$200,000	1430FeesandCost \$200,000	
		1450SiteImprovements \$250,000	1450SiteImprovements \$600,000	1450SiteImprovements \$200,000	1450SiteImprovements \$200,000	
		1460DwellingStructures \$1,036,541	1460DwellingStructures \$2,002,000	1460DwellingStructures \$2,268,266	1460DwellingStructures \$2,423,266	
			1470NondwellingStructures \$84,541	1470NondwellingStructures \$155,000		
			1499Redevelopment \$1,000,000	1475NondwellingEquipment \$100,000	1475NondwellingEquipment \$100,000	1475 NondwellingEquipment \$100,000
	TotalCFPFunds(Est.)		\$3,553,266	\$3,553,266	\$3,553,266	\$3,553,266
TotalReplacement HousingFactorFunds						

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivi ties

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2004			ActivitiesforYear:___3___ FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PHAWIDE					
		1406Operations	\$350,000		1406Operations	\$350,000
	PHAWide	1408Management Improvements			1408Management Improvements	
	PHAWide	Consultants,software	\$500,000		Consultants,software	\$100,000
		1410Administration			1410Administration	
		ModCoordinator	\$66,690		ModCoordinator	\$66,690
		ModSecretary	\$33,345		ModSecretary	\$33,345
		Inspectors(2)	\$66,690		Inspectors(2)	\$66,690
		Total1410	\$166,725		Total1410	\$166,725
		1430Fees&Cost	\$250,000		1430Fees&Cost	\$150,000
	PHAWide	1450SiteImprovements	\$250,000		1450SiteImprovements	
	BTW 4-2	1460DwellingStructures		Canty&CantyAdd. 4-8&4 -9	Repairsidewalks,parking lots,landscape	\$400,000
		HVAC&Electrical Upgrade	\$1,036,541	PHAWide	Landscaping	\$200,000
	BakerVillage4 -13	1499Redevelopment	\$1,000,000		Total1450	\$600,000
				BTW4 -2	1460DwellingStructures	
					HVAC&Electrical Upgrade	\$2,002,000
					1470NonDwelling Structures	
		Total	\$3,553,266		Improvementstocentral office	\$84,541
					1475.11475.4	
					Computer,Furniture	
					Total1475	\$100,000
					TotalForYear3	\$3,553,266

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:2006 PHAFY:2006			ActivitiesforYear: __5__ FFYGrant:2007 PHAFY:2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PHAWIDE					
		1406Operations	\$350,000		1406Operations	\$350,000
		1408Management Improvements			1408Management Improvements	
		Consultants,software	\$100,000		Consultants,software	\$100,000
		1410Adiministration			1410Adiministration	
		ModCoordinator	\$66,690		ModCoordinator	\$66,690
		ModSecretary	\$33,345		ModSecretary	\$33,345
		Inspectors(3)	\$79,965		Inspectors(3)	\$79,965
		Total1410	\$180,000		Total1410	\$180,000
	PHAWide	1430Fees&Cost	\$200,000			
					1430Fee s&Cost	\$200,000
		1450SiteImprovements			1450SiteImprovements	
		Landscaping	\$100,000		Landscaping	\$100,000
		SecurityLighting	\$100,000		Securitylighting	\$100,000
		Total1450	\$200,000		Total1450	\$200,000
		1460DwellingStructure s			1460DwellingStructures	
	BTW4 -4		\$2,268,266	BTW4 -4		\$2,423,266
		Newkitchens&Baths			Newkitchens&Baths	
		Newplumbing			Newplumbing	
		Newinterior&exterior doors&Hardware			Newinterior&exterior doors&Hardware	
		Tile&mastic abatement &NewVCT			Tile&masticabatement &NewVCT	
		Interior&exterior painting			Interior&exteriorpainting	
		Newwallsheetrock			Newwallsheetrock	
		Newwindows			Newwindows	

		1470Nondwelling Structures			1475.4	
		Improvementstocentral maintenanceoffice	\$85,000	PHAWide	Computerupgrades	\$100,000
		RebuildMaint.Storage Shed	\$70,000			
		Total1470	\$155,000		Totalforyear5	\$3,553,266
		1475.4				
	PHAWide	Computerupgrades	\$100,000			
		Totalforyear4	\$3,553,266			

AttachmentE

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

PHAName: HousingAuthorityofColumbus,Georgia	GrantTypeandNumber CapitalFundPr ogramGrantNo: GA06P00450100 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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OriginalAnnualStatement **ReserveforDisasters/Emergencies** **RevisedAnnualSta tement(revisionno: 3)**
 PerformanceandEvaluationReportforPeriodEnding: 12/31/02 **FinalPerformanceandEvaluationReport**

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	0			
2	1406Operations(Maynotexceed10%ofline19)	353,965	309,846	309,846	309,846
3	1408ManagementImprovements	72,165	50,477	50,477	50,477
4	1410Administration	130,350	130,350	130,350	112,534
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	170,676	214,595	214,595	187,700
8	1440SiteAcquisition				
9	1450SiteImprovement	460,000	282,994	282,994	207,755
10	1460DwellingStructures	1,927,330	2,253,424	2,253,424	2,125,004
11	1465.1DwellingEquipment —Nonexpendable	157,400	70,239	70,239	70,239
12	1470NondwellingStructures	290,137	336,165	336,165	336,165
13	1475NondwellingEquipment	13,917	13,917	13,917	13,917
14	1485Demolition				
15	1490ReplacementReserve				
16	1495.1RelocationCosts	50,000	22,532	22,532	22,532
17	1498ModUsedforDevelopment				
18	1502Contingency(Maynotexceed8%ofline16)	58,600	0	0	0
19	AmountofGrant(Sumoflines2 -18)	3,684,540	3,684,540	3,684,540	3,436,170
20	AmountofLine18RelatedtoLBPActivities	82,500	0		
21	Amountofline19RelatedtoSection504Compliance	108,700	0		
22	AmountofLine19RelatedtoSecurity	70,000	70,000		
23	AmountofLine19RelatedtoEnergyConservation Measures	610,740	924,000		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Management Improvements</u>	1408						
	Family Self Sufficiency Coordinator							
	Salary			32,330	13,821	13,821	13,821	Moved to computer exps CFP201
	Fringes			12,000	8,818	8,818	8,818	*****
	Upgrade Existing Computer and Telephone Systems			27,835	27,838	27,838	27,838	Complete
	1408			72,165	50,477	50,477	50,477	
	<u>Administration</u>	1410						
	CGP Contractor Coordinator Salary			48,975	48,975	48,975	31,159	
	CGP Secretary Salary			23,320	23,320	23,320	23,320	
	Inspector			27,965	27,965	27,965	27,965	
	Fringes			30,090	30,090	30,090	30,090	
	Total 1410			130,350	130,350	130,350	112,534	
	Contingency	1502		58,600	0	0	0	
	Operations	1406		353,965	309,846	309,846	309,846	
	<u>Fees and Costs</u>	1430						
GA06P004-001	4-1: Peabody			0	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-002	4-2: Booker T. Washington			0	0			
GA06P004-005	4-5: Warren Williams			65,526	108,876	108,876	108,876	
Fees & Costs Continued								
GA06P004-006	4-6: Wilson Homes			7,500	683	683	683	
GA06P004-007	4-7: Chase Homes			16,500	11,320	11,320	9,010	
GA06P004-008	4-8: Canty Homes			20,000	0	0	0	
GA06P004-009	4-9: Canty Homes Addition			21,650	41,415	41,415	24,750	
GA06P004-010	4-10: Farley Homes			22,000	30,950	30,950	30,950	
GA06P004-011	4-11: Rivers Homes			0	0			
GA06P004-012	4-12: Nicholson Terrace			0	0			
GA06P004-013	4-13: Baker Village Green			0	0			
GA06P004-016	4-16: E.J. Knight Gardens			0	0			
GA06P004-017	4-17: E.J. Knight Gardens			17,500	21,351	21,351	13,431	
	Total Cost 1430			170,676	214,595	214,595	187,700	
GA06P004-005	Site Improvements:							
Warren Williams	Remove and Replace Playground Equipment	1450		30,000	0	0	0	Moved difference to CFP 202 Bids due June 03
	Landscaping Planting			185,000	20,779	20,779	20,779	Moved difference to CFP 201 Bids due 2/4/03
	Replace Sanitary Sewers			0	0			
	Repair Broken Sidewalks			0	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Resurface Parking Lots & Widen Service Drives			200,000	103,065	103,065	103,065	complete
	Install Curb Valves			0	0			
	Total 1450			415,000	123,844	123,844	123,844	
	<u>Dwelling Structures - Phase II 72 Units</u>							
	Install New Roof Shingles, Flashings	1460	72	0	0			
	Remodel Kitchens		72	0	0			
	Remodel Bathrooms		72	0	0			
	Install New HVAC		72	0	0			
	Remove & Replace Floor Tile & Base		72	0	0			
	Install Closets in Dead Space Areas		72	0	0			
	Paint Interiors		72	0	0			
	Weatherstrip Doors		72	0	0			
	Insulate Exterior Walls & Cover with Drywall		72	173,330	263,109	263,109	263,109	
	Insulate Ceilings		72	0	0			
	Install New Electrical Service		72	112,000	88,230	88,230	88,230	
	Install New Water Heaters		72	0	0			
	Replace Exterior Door Locks		72	0	0			
	Install New Caulking at Door & Window Openings		72	0	1,760	1,760	1,760	
	Paint Exterior Trim		72	0	0			
	Replace Deteriorated Porch Rails		72	0	0			
	Replace Settling Porch Steps		72	0	0			
	Total 1460			285,330	353,099	353,099	353,099	
	<u>Dwelling Equipment:</u>							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Stoves & Refrigerators @\$700	1465.1	72	65,000	26,658	26,658	26,658	Moved difference to CFP 201
	Total 1465.1			65,000	26,658	26,658	26,658	
	Non-Dwelling Structures:							
	Construct Addition to Admin. Bldg. For Security Dept.	1470		66,219	66,219	66,219	66,219	
	Total 1470			66,219	66,219	66,219	66,219	
	Relocation:							
	Relocation Costs	1495.1		50,000	22,532	22,532	22,532	Moved difference to CFP 201
	Total 1495.1			50,000	22,532	22,532	22,532	
	Total Warren Williams			881,549	592,353	592,353	592,353	
GA00P004-007	Non-Dwelling Structures							
Chase	Remodel Rent Office	1470		110,000	179,567	179,567	179,567	
	Total Chase Homes			110,000	179,567	179,567	179,567	Complete
GA006P004-010	Dwelling Structures							
Farley	Install Central HVAC	1460	102	357,000	311,016	311,016	311,016	Complete
	Fire Cutoff Barrier in Attic		102	153,000	37,228	37,228	37,228	complete
	New Electric Water Heater and Electric Circuit		102	61,200	57,555	57,555	57,555	complete
	New Electric Stove Outlets		102	30,600	132,600	132,600	132,600	complete
	Kitchen Cabinet Modifications		102	30,600	230,872	230,872	230,872	complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			632,400	769,271	769,271	769,271	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stove	1465.1	102	35,700	13,499	13,499	13,499	
	Total 1465.1			35,700	13,499	13,499	13,499	
	<u>Non-Dwelling Structures</u>							
	Remodel Rental Office	1470	1	100,000	82,967	82,967	82,967	Moved difference to CFP 201
	Total 1470			100,000	82,967	82,967	82,967	
	Total Farley Homes			768,100	865,737	865,737	865,737	
GA06P004-009	<u>Site Improvements</u>							
County Addition	Replace Playground Equipment	1450	1	25,000	0	0	0	
	Total 1450			25,000	0	0	0	
	<u>Dwelling Structures</u>							
	Install Central HVAC	1460	110	385,000	276,674	276,674	268,074	
	Install Fire Cutoff Barriers		110	165,000	16,073	16,073	15,873	
	Install Electric Water Heater and Circuits		110	66,000	66,886	66,886	66,886	
	New Electric Stove Outlets		110	33,000	36,325	36,325	36,325	
	Kitchen Cabinet Modifications		110	33,000	341,875	341,875	230,555	
	Total 1460			682,000	737,833	737,833	617,713	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	110	38,500	29,900	29,900	29,900	
	Total 1465.1			38,500	29,900	29,900	29,900	
	Total Canty Addition			745,500	767,733	767,733	647,613	
GA06P004-017	<u>Site Improvements</u>							
E.J. Knight	New Fencing	1450		15,000	99,150	99,150	74,911	Complete by 3/31/03
	Landscaping & Drainage Improvements			5,000	60,000	60,000	9,000	Complete by 3/31/03
	Total 1450			20,000	159,150	159,150	83,911	Complete by 3/31/03
	<u>Dwelling Structures</u>							
	Install Central HVAC	1460	52	182,000	150,581	150,581	147,381	Completed by 12/02
	Fire Cutoff Barriers in Attic		52	78,000	32,300	32,300	27,200	Completed by 12/02
	New Electric Water Heater and Electric Circuit		52	36,400	41,600	41,600	41,600	Completed by 12/02
	New Electric Stove Outlets		52	15,600	10,400	10,400	10,400	Completed by 12/02
	Kitchen Cabinet Modifications		52	15,600	158,340	158,340	158,340	Completed by 12/02
	Total 1460			327,600	393,221	393,221	384,921	Completed by 12/02
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	52	18,200	182	182	182	
	Total 1465.1			18,200	182	182	182	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total E.J. Knight			365,800	552,553	552,553	469,014	
PHA-Wide	<u>Non-Dwelling Structures</u>							
	Carpets in Rental Office	1470		13,918	7,412	7,412	7,412	complete
	Total 1470			13,918	7,412	7,412	7,412	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Upgrade Existing Office Furnishings	1475.2		13,917	13,917	13,917	13,917	
	Total 1475			13,917	13,917	13,917	13,917	complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)		
PHAWide								
1408	Sep-2002	Mar-2002		Sep-2003				
1410	Sep-2002	Mar-2002		Sep-2003				
402-BTW	Sep-2002	Mar-2002		Sep-2003				
405-WWilliams	Sep-2002	Mar-2002		Sep-2003				
411Rivers	Sep-2002	Mar-2002		Sep-2003				
4-12NichTerrace	Sep-2002	Mar-2002		Sep-2003				
407Chase		Mar-2002			Sep-2003			
410Farley		Mar-2002			Sep-2003			
409Canty		Mar-2002			Sep-2003			
417E.J.Knight		Mar-2002			Sep-2003			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment F

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)

Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	200,000	200,000	0	0
3	1408 Management Improvements	20,000	39,065	28,242	28,242
4	1410 Administration	166,725	166,725	166,725	54,193
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	100,000	248,735	248,735	44,300
8	1440 Site Acquisition	0			
9	1450 Site Improvement	250,000	274,196	274,196	274,196
10	1460 Dwelling Structures	2,489,157	2,547,169	58,012	0
11	1465.1 Dwelling Equipment - Non -expendable	125,650	120,092	26,107	7
12	1470 Non -dwelling Structures	245,000	80,000	30,000	30,000
13	1475 Non -dwelling Equipment	114,000	84,000	52,571	41,360
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1495.1 Relocation Cost	0	0	0	0
17	1498 Mod used for development	0			
18	1502 Contingency (may not exceed 8% of line 16)	49,450	0	0	0
19	Amount of Grant (Sum of lines 2 - 18)	3,759,982	3,759,982	884,587	472,298
20	Amount of line 18 related to LBP Activities	122,640	0		
21	Amount of line 19 Related to Section 504 Compliance	270,000	0		
22	Amount of line 19 Related to Security	125,000	30,000		
23	Amount of line 19 Related to Energy Conservation Measures	470,763	1,376,857		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Management Improvements</u>	1408						
	Family Self Sufficiency Coordinator			0	0			
	Upgrade Existing Phone System			0	0			
	Replace Lawn Equipment			0	0			
	Replace Office Furnishings At All Developments			0	0			
	Upgrade Existing PC Systems			20,000	39,065	28,242	28,242	<i>Moved from CFP709</i>
	Replace Carpet in Offices			0	0			
	Total 1408			20,000	39,065	28,242	28,242	
	<u>Administration</u>	1410						
	CGP Contractor Coordinator Salary			66,690	66,690	66,690	2,589	
	CGP Secretary Salary			33,345	33,345	33,345	9,850	
	Inspector			66,690	66,690	66,690	41,754	
	Total 1410			166,725	166,725	166,725	54,193	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Contingency	1502		49,450	0	0	0	
	Operations	1406		200,000	200,000	0	0	
	<u>Fees and Costs</u>	1430						
GA06P004-001	4-1: Peabody			0	0			
GA06P004-002	4-2: Booker T. Washington			0	0			
GA06P004-005	4-5: Warren Williams			30,000	25,790	25,790	9,235	
GA06P004-006	4-6: Wilson Homes			0	81,950	81,950	0	
GA06P004-007	4-7: Chase Homes			0	0			
GA06P004-008	4-8: Canty Homes			60,000	78,155	78,155	0	
GA06P004-009	4-9: Canty Homes Addition			0	25,520	25,520	11,990	
GA06P004-010	4-10: Farley Homes			10,000	14,245	14,245	0	
GA06P004-011	4-11: Rivers Homes			0	0			
GA06P004-012	4-12: Nicholson Terrace			0	0			
GA06P004-013	4-13: Baker Village Green			0	0			
GA06P004-016	4-16: E.J. Knight Gardens			0	0			
GA06P004-017	4-17: E.J. Knight Gardens			0	0			
PHA-Wide	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			0	23,075	23,075	23,075	
	Total Cost 1430			100,000	248,735	248,735	44,300	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-013	<u>Site Improvements:</u>							
Baker Village 413	Hedges & Berms	1450		0	0			
	Replace Underground Utilities			0	0			
	Install Street Lights			0	0			
	Install Outdoor Security Camera Stations			0	0			
	Total 1450			0	0	0	0	
	<u>Dwelling Structures:</u>							
	Redesign Building Interior to Provide Contemporary Apt. Design:	1460						
	Removal of Existing Interior (gut 110 Units)			0	0			
	Remodel Kitchens			0	0			
	Replace Bathroom Plumbing Fixtures & Piping			0	0			
	Replace Electrical Service, Wiring & Fixtures			0	0			
	Abate Asbestos			0	0			
	LBP Abatement			0	0			
	Install Laundry Connections			0	0			
	504 Accessibility			0	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Baker Village 413 Continued	Install Vent Hood At Stove			0	0			
	Repair Ceilings & Walls			0	0			
	Insulate Exterior Walls			0	0			
	Install New HVAC Systems			0	0			
	Install New Water Heaters			0	0			
	Install New Water Cut -Off For Each Apartment			0	0			
	Replace Floor Tile			0	0			
	Replace Interior Doors			0	0			
	Replace Gas Piping			0	0			
	Install Heavy Duty Screens			0	0			
	Replace Roof Shingles, Flashing			0	0			
	Replace Front & Rear Door Locks			0	0			
	Replace Front & Rear Screen Doors			0	0			
	Replace Porches & Outside Storage			0	0			
	Replace Windows			0	0			
	Total 1460			0	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment:							
Baker Village 413	Replace Stoves & Refrigerators	1465.1	55	0	0			
Continued	Install Laundry Appliances			0	0			
	Total 1465.1			0	0	0	0	
	Non-Dwelling Structures							
	Remodel Rental Office	1470		0	0			
	Relocation:							
	Relocation Costs	1495.1		0	0			
	Total 1495.1			0	0	0	0	
	Total Baker Village Green			0	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-006	Site Improvements:							
Wilson Homes	Repair/Replace Concrete Sidewalks	1450		80,000	12,971	12,971	12,971	complete
	Repair Clotheslines			20,000	8,647	8,647	8,647	complete
	Widen & Resurface Driveways and Dumpster Pads			0	252,578	252,578	252,578	complete
	Landscape Planting/Erosion Control			0	0	0	0	
	Total -1450			100,000	274,196	274,195	274,195	
	<u>Dwelling Structures</u>							
	Install New Central HVAC	1460	205	820,357	820,357			Bid due 3-06-03
	Install Fire Cutoff Barriers		205	307,500	307,500			Bid due 3-06-03
	New Electric Water Heater and Electric Circuits		205	123,000	123,000			Bid due 3-06-03
	New Electric Stove Outlets		205	61,500	61,500			Bid due 3-06-03
	Kitchen Cabinet Modifications		205	61,500	61,500			Bid due 3-06-03
	New Closet for HVAC System		205	82,000	82,000			Bid due 3-06-03
	Total 1460			1,455,857	1,455,857	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	205	70,000	0			
	Total 1465.1			70,000	0	0	0	
	Total Wilson Homes			1,625,857	1,730,053	274,195	274,195	
	<u>Dwelling Structures</u>							
GA06P004-008	Install New Central HVAC	1460	159	556,500	556,500			Bid date 2/18/03
Canty	Install Fire Cutoff Barriers		159	238,500	238,500			Bid date 2/18/03
	New Electric Water Heater and Electric Circuits		159	95,400	95,400			Bid date 2/18/03
	New Electric Stove Outlets		159	47,700	47,700			Bid date 2/18/03
	Kitchen Cabinet Modifications		159	47,700	47,700			Bid date 2/18/03
	New Closet for HVAC System		159	47,500	47,500			Bid date 2/18/03
	Total 1460			1,033,300	1,033,300	0	0	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	159	55,650	55,650	7	7	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1465.1			55,650	55,650	7	7	
Canty Homes Continued	<u>Non-Dwelling Structures</u>							
	Renovate Canty Rent Office	1470		225,000	0	0	0	Moved to CFP 202
	Total 1470			225,000	0	0	0	Bid due 4/3/03
	Total Canty			1,313,950	1,088,950	7	7	
GA06P004-010	<u>Site Improvements</u>							
Farley	Drainage and Erosion Improvement	1450		100,000	0			Deferred to future grant
	Improvements to Playground			25,000	0			Deferred to future grant
Farley Continued	Sidewalk Repair			25,000	0			Deferred to future grant
	Total 1450			150,000	0	0	0	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stove	1465.1	102	0	26,100	26,100	0	Moved from CFP709

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1465.1			0	26,100	26,100	0	
	Total Farley Homes			150,000	26,100	26,100	0	
PHA-Wide	Computer Hardware	1475		54,000	54,000	27,212	27,212	
	Replace Office Furnishings At All Developments			30,000	30,000	25,359	14,148	
	Upgrade Existing Phone System			30,000	0	0	0	Moved to account 1470
	Total 1475			114,000	84,000	52,571	41,360	
	<u>Non-Dwelling Structures:</u>							
	Upgrade Existing Phone System (Renovate Central Office)	1470		0	60,000	30,000	30,000	
	Replace Carpet in Offices			20,000	20,000	0	0	Bid due May 03
	Total Central Office 1470			20,000	80,000	30,000	30,000	
GA06P004-405	<u>Dwelling Structures</u>							
Warren Williams	Storm Door Replacement	1460		0	58,012	58,012	0	Moved from CFP 709
	Total 1460			0	58,012	58,012	0	Bid due 12/02

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment</u>							
	Replace Stoves & Refrigerators @ \$700	1465		0	38,342	0	0	Moved from CFP709
	Total 1465			0	38,342	0	0	
	<u>Relocation:</u>							
	Relocation Costs	1495		0	27,407	0	0	Moved from CFP709 May03
	Total 1495			0	27,407	0	0	
	Total Warren Williams			0	123,761	58,012	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	Mar-2003			Sep-2004			
Baker Village 413	Mar-2003	Deferred Indefinite		Sep-2004	Deferred Indefinitely		
Luther Wilson 4 -6	Mar-2003			Sep-2004			
Canty 4 -8		Mar-2003			Sep-2004		
Farley 410		Mar-2003			Sep-2004		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

AttachmentG

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

PHAName:HousingAuthorityofColumbus,Georgia	GrantTypeandNumber CapitalFundPr ogramGrantNo: GA06P00450102 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualSta tement(revisionno: 1)
 PerformanceandEvaluationReportforPeriodEnding: **12-31-02** FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCo st(2)	
		Original	Revised(1)	Obligated	Expended
1	Totalnon -CFPFunds	0			
2	1406Operations(Maynotexceed10%ofline19)	0	500,000	0	0
3	1408ManagementImprovements	0	400,000	0	0
4	1410Administration	166,725	166,725	0	0
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	100,000	168,625	0	0
8	1440SiteAcquisition				
9	1450SiteImprovement	302,157	651,157	0	0
10	1460DwellingStructures	1,820,900	1,298,041	599,779	330,775
11	1465.1DwellingEquipment —Nonexpendable	63,484	0	0	0
12	1470NondwellingStructures	95,000	363,718	100,038	67,898
13	1475NondwellingEquipment	5,000	5,000	0	0
14	1485Demolition				
15	1490ReplacementReserve				
16	1495.1RelocationCost				
17	1499ModUsedforDevelopment	1,000,000	0	0	0
18	1502Contingency(maynotexceed8%ofline16)				
19	AmountofGrant(Sumoflines2 -18)	3,553,266	3,553,266	699,817	398,673
20	Amountofline18RelatedtoLBPActivities				
21	AmountofLine19RelatedtoSection504Compliance				
22	Amountofline19RelatedtoSecurity				
23	AmountofLine19RelatedtoEnergyConservationMeasures	832,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P0045102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost(2)		Status of Proposed Work(2)	
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)		
	Operations	1406		0	500,000	0	0		
PHA Wide	<u>Management Improvements</u>	1408							
	Management Consultant Fees			0	400,000	0	0		
	<u>Administration</u>	1410							
	CFP Contractor Coordinator Salary			66,690	66,690				
	CFP Secretary Salary			33,345	33,345				
	Inspectors(2)			66,690	66,690				
	Total 1410			166,725	166,725	0	0		
	<u>Fees & Cost</u>								
CHA-Wide	Fees & Cost	1430		100,000	100,000				
	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			0	68,625				
	Total 1430			100,000	168,625				
401 Peabody	Redevelopment	1499		500,000	0	0	0		
406 Wilson Homes	<u>Dwelling Structures</u>	1460							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAN Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P0045102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work (2)	
100 Units	Install New Central HVAC		100 Units	289,000	289,000			Bids Due 3/6/03	
	Install Fire Cutoff Barriers in Attic		100 Units	108,000	108,000				
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
Wilson Homes Continued	New Electric Water & Electric Circuit		100 Units	43,350	105,754				
	New Electric Stove Outlets		100 Units	21,675	21,675				
	Kitchen Cabinet Modifications		100 Units	21,675	21,675				
	New Closet for HVAC System		100 Units	28,900	28,900				
	Total 1460			512,600	575,004	0	0		
	<u>Dwelling Equipment Non-Expendable</u>								
	30" Electric Stoves	1465.1	72	25,684	0				
	Total 1465			25,684	0	0	0		
	Total Wilson Homes			538,284	575,004	0	0		
408 Canty Homes	<u>Site Improvements</u>	1450							
	Sewer Replacement			152,157	0			Moved to CFP 203	
	Total 1450			152,157	0	0	0		
	<u>Dwelling Structures</u>								
	Replace Roofing, Soffits and Fascia	1460		304,000	304,000	209,121	121,654	Complete	
	Total 1460			304,000	304,000	209,121	121,654		
	<u>Non-Dwelling Structures</u>								
	Renovate Canty Rental Office	1470		0	225,000			Moved from CFP 709	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P0045102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost(2)		Status of Proposed Work(2)	
	Total 1470			0	225,000	0	0		
	Total Canty Homes			456,157	529,000	209,121	121,654		
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)		
409 Canty Addition	<u>Site Improvements</u>								
	Sewer Replacement	1450		150,000	0			Moved to CFP 203	
	Total 1450			150,000	0	0	0		
	<u>Dwelling Structures:</u>								
	Replace Roffing, Soffits and Fascia	1460		237,500	237,500	209,121	209,121	complete	
	Total 1460			237,500	237,500	209,121	209,121		
	Total Canty Addition			387,500	237,500	209,121	209,121		
GA407 Chase	<u>Dwelling Structures</u>	1460							
	Install New Central HVAC		108 Units	432,000	0			Moved to FFY 2003	
	Install Fire Cutoff Barriers in Attic		108 Units	162,000	0			Moved to FFY 2003	
	New Electric Water Heaters & Electric Circuit		108 Units	64,800	0			Moved to FFY 2003	
	New Electric Stove Outlets		108 Units	32,400	0			Moved to FFY 2003	
	Kitchen Cabinet Modifications		108 Units	75,600	0			Moved to FFY 2003	
	Total 1460			766,800	0	0	0		
	<u>Dwelling Equipment Non -Expendable</u>	1465.1							
	30" Electric Stoves		108 Units	37,800	0	0		Moved to FFY 2003	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P0045102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost(2)		Status of Proposed Work(2)	
	Total 1465.1			37,800	0	0	0		
	Total Chase			804,600	0	0	0		
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)		
Baker Village 413	Redevelopment	1499		500,000	0	0	0		
	Total Redevelopment			500,000	0	0	0		
	<u>Non-Dwelling Structures</u>								
Central Office	Paint, Carpet and Replace Ceiling, etc.	1470		95,000	95,000	56,320	24,180		
PHA -Wide	<u>Non-Dwelling Equipment</u>								
	Replace computer hardware	1475		5,000	5,000				
	Total 1475			5,000	5,000	0	0		
GA405	<u>Site Improvements</u>								
Warren Williams	Playground Equipment	1450		0	30,000			Moved from CFP709	
	Landscaping Planting			0	219,000			Moved from CFP709	
	Total Warren Williams			0	249,000	0	0		
GA410 Farley	<u>Dwelling Structures</u>								
	Kitchen Cabinet Modifications	1460	102	0	181,537	181,537	0	Moved from CFP709	
	Total 1460			0	181,537	181,537	0		
	<u>Non-Dwelling Structures</u>								
	Remodel Rental Office	1470	1	0	43,718	43,718	43,718	Moved from CFP709	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAN Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P0045102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost(2)		Status of Proposed Work(2)
	Total 1470				0	43,718	43,718	43,718	
	Total Farley Homes				0	225,255	225,255	43,718	
					Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
CHA-Wide	<u>Site Improvements</u>								
	Dumpsters Enclosures		1450		0	100,000			From Redevelopment Funds
	Security Lighting				0	150,000			
	Landscaping				0	152,157			
	Total 1450				0	402,157	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program No: GA06P00450102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide	Dec-2003			Sep-2005			
401 Peabody	Dec-2003			Sep-2005			
406 Wilson	Dec-2003			Sep-2005			
408 Canty	Dec-2003			Sep-2005			
409 Canty Add	Dec-2003			Sep-2005			
407 Chase	Dec-2003			Sep-2005			
413 Baker Green	Dec-2003			Sep-2005			