

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2000 - 2004

Streamlined Annual Plan for Fiscal Year 2004

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Augusta Housing Authority **PHA Number:** GA001
Fiscal Year Beginning: (04/2004)

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 2767 Number of S8 units: Number of public housing units:
 Number of S8 units: 4572

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.12]

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 ENCOURAGED 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 spaces 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: The AHA shall assist 100 new families by April 2004
 - Reduce public housing vacancies: The AHA will reduce the number of public housing vacancies by 1% through the Resident Service Department.
 - 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:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords: The AHA shall increase the number of landlords participating in the program by 50 on or before April 1, 2004.
- 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)

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: (Attachment A)
- 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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below) Provide on site programs: GED classes, childcare, Resident Services Programs, Youth Services and Healthcare, Weed & Seed Program.

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: AHA will increase the number of employed persons by 10% on or before April 1, 2004*
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

*Baseline amount is 242

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)

Streamlined Annual PHA Plan

PHA Fiscal Year 2004

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2004 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	7160		16%
Extremely low income <=30% AMI	2826	39%	
Very low income (>30% but <=50% AMI)	254	3%	
Low income (>50% but <80% AMI)	22	1%	
Families with children	5498	77%	
Elderly families	379	5%	
Families with Disabilities	1008	14%	
Race/ethnicity(White)	732	10%	
Race/ethnicity(Black)	6355	89%	
Race/ethnicity(Asian. Pac)	41	5%	
Race/ethnicity(AmI Alk)	9	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1283	18%	
2 BR	3686	51%	
3 BR	949	13%	
4 BR	100	1%	
5 BR	9	0.1%	
5+ BR	2	0%	
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)? 11 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes(Welfare-to-Work Program, Family Unification Program and Fair Share Program)			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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 vouchers 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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing as directly related to Capital Fund Program.

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 as 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) Coordinate activities with the City's Housing & Neighborhood Development Department that are designed to educate the public about Fair Housing.

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

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004_ grants)		
a) Public Housing Operating Fund	5,660,394	
b) Public Housing Capital Fund	3,718,348	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	20,473,172	
f) Resident Opportunity and Self-Sufficiency Grants	350,000	
g) Community Development Block Grant	8,000	
h) Emergency Shelter Grant Program	5,000	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	4,255,896	
4. Other income (list below)		
Investments	115,750	
Entrepreneurial Activities	306,141	
4. Non-federal sources (list below)		
Capital Fund Revenue Bond	20,000,000	
Total resources	54,892,701	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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: (10-15)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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 records, outstanding balances owed to AHA, and ability of applicant to maintain the responsibilities of tenancy.

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 (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year?
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans 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**

- How many site-based waiting lists will the PHA operate in the coming year?
- 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?
- 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 admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) Fire and/or natural disasters

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)

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)

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 reprisals or hate crimes
- Other preference(s) (list below) Head of household or spouse employed full-time (at least 30 hours per week) for a continuous period of six (6) months and Elderly or handicapped or disabled families who are receiving Social Security, Supplemental Security Income benefits or other disability benefits as a result of their inability to work.

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 point 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

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

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 reprisals or hate crimes
- Other preference(s) (list below)

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
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs 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):
 - 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 (describe below) Briefing packet to explain the program procedures. The current and previous landlord addresses and telephone numbers upon request from potential landlord.

(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 (list below)

(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: Repairs to the unit are incomplete; unit does not meet HQS standards; resident cannot find a unit within the payment standard; resident is elderly and/or disable and require additional search time.

(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)

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)

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
- 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 reprisals or hate crimes
- Other preference(s) (list below)

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 point 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

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

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
- 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 reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with 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 plans 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 preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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 programs to the public?

- Through published notices
- Other (list below) Notices are provided to the local Department of Family and Children Services. Augusta Task Force for the Homeless and member agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs 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 of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)When there is an increase in household income that comes as a result of a new income/asset source, the natural birth of a child and adoption of a child, marriage or removal of family member.

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

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

- The section 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) Ability to find new landlords.

(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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below: Gilbert Manor
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: Peabody Apartments, Ervin Towers, Hal Powell Apartments, M.M. Scott Mid-Rise
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Gilbert Manor 1b. Development (project) number: GA001003R
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" 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: <u>(01/01/2005)</u>
5. Number of units affected: 278 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: 04/2004 b. Projected end date of activity: 12/2006

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? 25 or fewer 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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous

5-Year Plan for the period FY 2003_ - 2004_.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Substantial deviations or significant amendments or modifications are defined as major changes in the plans or policies of the Augusta Housing Authority or financial resources that affect the mission, goals, objectives or plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Mary Fallen

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 10/2004

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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) Mayor's office

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)

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)

b. 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):

Date of next term expiration of a governing board member: 12/2004

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Bob Young, Mayor

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (Augusta-Richmond County, Georgia)

a. 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 needs of families on its waiting list on the needs 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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined

Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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 checked="" 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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 eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" 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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Capital Fund Program Five-year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Augusta, Georgia				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/name/HA-Wide	Year 1 FFY 04 Annual Statement	Work Statement for Year 2 FFY Grant:05 PHA FY:05	Work Statement for Year 3 FFY Grant:06 PHA FY:06	Work Statement for Year 4 FFY Grant: FFY 07 PHA FY: 07	Work Statement for Year 5 FFY Grant: FFY 08 PHA FY: 08
GA06P001001/1A Olmsted Homes and Annex		865,800	1,011,500	901,550	
GA06P001011 Underwood Homes					299,420
GA06P001012 M.M. Scott Apartments					10,000
GA06P001014 Barton Village		89,500	92,000	194,125	360,000
GA06P001002/004 Cherry Tree Crossing					10,000
GA06P001008 Allen Homes					15,000
GA06P001016 Overlook Apartments					32,000
GA06P001006 Dogwood Terrace					45,000
GA06P001003R Gilbert Manor					50,000
HA-Wide Physical Activities					
Other HA-Wide Non-Physical		2,763,048	2,614,848	2,622,673	2,896,928
CFP Funds Listed for 5-year planning		3,718,348	3,718,348	3,718,348	3,718,348
Replacement Housing Factor Funds					

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant:2005 PHA FY:2005			Activities for Year: <u> 2 </u> FFY Grant:2005 PHA FY:2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	GA06P001001/1A	Storm Sewer Distribution	25,000	GA06P001014	Landscaping and Fencing	5,000
	Olmsted Homes and Annex	Sanitary Sewer Distribution	25,000	Barton Village	Clotheslines and Poles	2,500
		Sidewalks and Landscaping	12,500		Windows and Screens	2,000
		Fencing and Circulation Control	10,000		Ext. Doors and Screens	5,000
		Dumpster Enclosures	12,500		Repair Ext Walls	5,000
		Clothes Lines and Poles	15,800		Replace Roofs	2,500
		Site Grading And Grassing	25,000		Fascia Soffits, siding and shutters	5,000
		General Landscaping	12,500		Building Identification	5,000
		Street Repair and Parking Areas	10,000		Kitchen Rehabilitation	5,000
		Street Lighting	12,500		Bathroom Rehabilitation	5,000
		Replace Windows and Screens	25,000		Floors	5,000
		Exterior Doors and Screen Doors	45,000		Interior Walls and ceilings	5,000
		Replace Roofs	25,000		Insulation	5,000
		Install Front and Rear Porches	40,000		Interior Doors and Closets	5,000
		Kitchen Rehabilitation	40,000		Carport Columns	4,000
		Bathroom Rehabilitation	50,000		Electrical System	8,500
		Replace Floors	40,000		Plumbing/Mechanical and HVAC	15,000
		Interior Walls	75,000			
		Ceilings	15,000		Sub Total	89,500
		Insulate Walls and Ceilings	15,000			
		Interior Doors and Encluse Closets	15,000	Dev Acct 1406	Operations	20,000
		Interior Door Hardware	5,000	Dev Acct 1408	Education, Police Services,	
		Electrical System	100,000		Resident Business Program.	545,668
		HVAC, DWH and Plumbing	50,000	Dev Acct 1410	Staff Salary and Benefits	571,380
		Repair Ext. Walls	75,000		Travel and Sundry	
	Gutters, Porches and Gen Ext.	90,000	Dev Acct 1430	Professional Services,	100,000	
	Sub Total	865,800		Inspect and Haz Fees		
			Dev Acct 1465.1	Ranges and Refrigerators	10,000	
			Dev Acct 1475	Admin Building Improvements	10,000	
			Dev Acct 1495.1	Relocation	20,000	
			Dev Acct 1501	Revenue Bond Repayment	1,486,000	
				Sub Total	2,763,048	
Total CFP Estimated Cost	See next page					

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year: <u> 3 </u> FFY Grant:2006 PHA FY:2006			Activities for Year: <u> 3 </u> FFY Grant:2006 PHA FY:2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001001/1A	Storm Sewer Distribution	25,000	GA06P001014	Landscaping and Fencing	5,000
Olmsted Homes and Annex	Sanitary Sewer Distribution	20,000	Barton Village	Clotheslines and Poles	2,500
	Sidewalks and Landscaping	13,000		Windows and Screens	2,000
	Fencing and Circulation Control	10,000		Ext. Doors and Screens	5,000
	Dumpster Enclosures	12,500		Repair Ext Walls	5,000
	Clothes Lines and Poles	10,000		Replace Roofs	3,500
	Site Grading And Grassing	25,000		Fascia Soffits, siding and shutters	5,000
	General Landscaping	12,500		Building Identification	5,000
	Street Repair and Parking Areas	5,000		Kitchen Rehabilitation	5,000
	Street Lighting	12,500		Bathroom Rehabilitation	5,000
	Replace Windows and Screens	25,000		Floors	5,000
	Exterior Doors and Screen Doors	30,000		Interior Walls and ceilings	7,500
	Replace Roofs	75,000		Insulation	3,500
	Install Front and Rear Porches	30,000		Interior Doors and Closets	2,500
	Kitchen Rehabilitation	40,000		Carport Columns	2,000
	Bathroom Rehabilitation	50,000		Electrical System	7,500
	Replace Floors	35,000		Plumbing/Mechanical and HVAC	21,000
	Interior Walls	75,000			
	Ceilings	0		Sub Total	92,000
	Insulate Walls and Ceilings	15,000			
	Interior Doors and Enclose Closets	15,000	Dev Acct 1406	Operations	83,995
	Interior Door Hardware	5,000	Dev Acct 1408	Education, Police Services,	
	Electrical System	150,000		Resident Business Program.	333,473
	HVAC, DWH and Plumbing	111,000	Dev Acct 1410	Staff Salary and Benefits	
	Repair Ext. Walls	75,000		Travel and Sundry	571,380
	Gutters, Porches and Gen Ext.	135,000	Dev Acct 1430	Professional Services,	
	Sub Total	1,011,500		Inspect and Haz Fees	100,000
			Dev Acct 1465.1	Ranges and Refrigerators	10,000
			Dev Acct 1475	Admin Building Improvements	10,000
			Dev Acct 1495.1	Relocation	20,000
			Dev Acct 1501	Revenue Bond Repayment	1,486,000
				Sub Total	2,614,848
Total CFP Estimated Cost		3,718,348			

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year: 4

FFY Grant:2007

PHA FY:2007

Activities for Year: 4

FFY Grant:2007

PHA FY:2007

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001001/1A	Storm Sewer Distribution	20,000	GA06P001014	Landscaping and Fencing	10,000
Olmsted Homes	Sanitary Sewer Distribution	25,000	Barton Village	Clotheslines and Poles	2,500
and Annex	Sidewalks and Landscaping	15,000		Windows and Screens	2,000
	Fencing and Circulation Control	10,000		Ext. Doors and Screens	12,500
	Dumpster Enclosures	10,000		Repair Ext Walls	10,000
	Clothes Lines and Poles	15,000		Replace Roofs	7,500
	Site Grading And Grassing	25,000		Fascia Soffits, siding and shutters	15,000
	General Landscaping	25,500		Building Identification	12,500
	Street Repair and Parking Areas	13,230		Kitchen Rehabilitation	12,500
	Street Lighting	25,000		Bathroom Rehabilitation	11,250
	Replace Windows and Screens	35,000		Floors	10,000
	Exterior Doors and Screen Doors	25,000		Interior Walls and ceilings	15,000
	Replace Roofs	50,000		Insulation	7,500
	Install Front and Rear Porches	25,000		Interior Doors and Closets	5,000
	Kitchen Rehabilitation	20,000		Carport Columns	4,000
	Bathroom Rehabilitation	25,000		Electrical System	15,000
	Replace Floors	75,765		Plumbing/Mechanical and HVAC	41,875
	Interior Walls	45,000			
	Ceilings	2,000		Sub Total	194,125
	Insulate Walls and Ceilings	15,000			
	Interior Doors and Enclose Closets	15,000	Dev Acct 1406	Operations	75,293
	Interior Door Hardware	10,055	Dev Acct 1408	Education, Police Services,	
	Electrical System	125,000		Resident Business Program.	350,000
	HVAC, DWH and Plumbing	110,000	Dev Acct 1410	Staff Salary and Benefits	
	Repair Ext. Walls	50,000		Travel and Sundry	571,380
	Gutters, Porches and Gen Ext.	90,000	Dev Acct 1430	Professional Services,	
	Sub Total	901,550		Inspect and Haz Fees	100,000
			Dev Acct 1465.1	Ranges and Refrigerators	10,000
			Dev Acct 1475	Admin Building Improvements	10,000
			Dev Acct 1495.1	Relocation	20,000
			Dev Acct 1501	Revenue Bond Repayment	1,486,000
				Sub Total	2,622,673
	Total CFP Estimated Cost	3,718,348			

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year: <u> 5 </u> FFY Grant:2008 PHA FY:2008			Activities for Year: <u> 5 </u> FFY Grant:2008 PHA FY:2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001001/1A	Clothes Lines and Poles	20,000	GA06P001011	Storm Sewer Distribution	10,000
Olmstead Homes	Site Grading And Grassing	7,500	Underwood Homes	Sanitary Sewer Distribution	10,000
	General Landscaping	5,250		Gas Distribution System	2,000
	Street Repair and Parking Areas	25,000		Street Repair and Parking Areas	10,000
	Street Lighting	20,000		Water Distribution System	10,000
	Replace Windows and Screens	15,000		Replace Windows and Screens	10,000
	Exterior Doors and Screen Doors	30,000		Exterior Doors and Screen Doors	10,000
	Replace Roofs	5,000		Repair Ext. Walls	15,000
	Install Front and Rear Porches	100,000		Replace Roofs	25,000
	Kitchen Rehabilitation	23,250		Install Front and Rear Porches	5,000
	Bathroom Rehabilitation	10,000		Gutters, Porches and Gen Ext.	5,000
	Replace Floors	12,000		Kitchen Rehabilitation	10,000
	Interior Walls	12,000		Bathroom Rehabilitation	6,500
	Ceilings	10,000		Replace Floors	1,500
	Insulate Walls and Ceilings	10,000		Interior Walls	2,000
	Interior Doors and Enclose Closets	15,000		Ceilings	10,000
	Plumbing/Mechanical and HVAC	40,000		Insulate Walls and Ceilings	10,000
				Interior Doors and Enclose Closets	10,000
	Sub Total	360,000		Interior Door Hardware	2,000
				Replace Stairs and Treads	5,920
GA06P001003R	HVAC Upgrades	50,000		Electrical System	4,500
Gilbert Manor				HVAC, DWH and Plumbing	125,000
GA06P001006	Reroofing	25,000		Sub Total	299,420
Dogwood Terrace	HVAC Upgrades	10,000			
	Hardware replacement	10,000	Dev Acct 1406	Operations	116,065
GA06P001012	Hardware replacement	10,000	Dev Acct 1408	Education, Police Services,	
M.M. Scott Apts				Resident Business Program.	608,487
GA06P001002/004	Porch Replacement	10,000	Dev Acct 1410	Staff Salary and Benefits	
Cherry Tree Crossing				Travel and Sundry	611,376
GA06P001008	Roof Replacement	15,000	Dev Acct 1430	Professional Services,	
Allen Homes				Inspect and Haz Fees	50,000
GA06P001016	Kitchen Rehabilitation	12,000	Dev Acct 1465.1	Ranges and Refrigerators	10,000
Overlook Apts	Interior Repairs	10,000	Dev Acct 1475	Admin Building Improvements	10,000
	Flooring Replacement	10,000	Dev Acct 1495.1	Relocation	5,000
			Dev Acct 1501	Revenue Bond Repayment	1,486,000
	Sub Total	162,000		Sub Total	2,896,928
Total CFP Estimated Cost		3,718,348			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds	\$20,000,000			
2	1406 Operations	\$144,417	\$0	\$0	\$0
3	1408 Management Improvements	\$515,000	\$0	\$0	\$0
4	1410 Administration	\$371,834	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$1,377,000	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$943,743	\$0	\$0	\$0
10	1460 Dwelling Structures	\$18,314,354	\$0	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$278,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$104,000	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$184,000	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,486,000	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$23,718,348	\$0	\$0	\$0

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	810,000	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	0	0	0
24	Amount of line 21 Related to Security - Soft Cases	30,000	0	0	0
25	Amount of line 21 Related to Security - Hard Cases	450,000	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	0	0	0

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004			
Replacement Housing Factor Grant No:									
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		
GA-001 ALL	A. Operations	1406	1	\$144,417					
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000					
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000					
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000					
	D. Computer hardware and software	1408	N/A	\$5,000					
	Subtotal			\$515,000					
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410							
	Salaries		2	\$31,500					
	Benefits		2	\$11,025					
	Sub Total			\$42,525					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work	
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:				FFY2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
HA Wide	A. Funds for 100% Mod. Dir.,	1410							
Admin.	Dir. of Plann. & Dev. 3 Clerks, &								
Cost	30% of Finance Clerk to cover cost of CGP Administration								
	Salaries		N/A	\$216,700					
	Benefits		N/A	\$99,409					
	Travel		N/A	\$5,500					
	Sundry		N/A	\$7,700					
	Sub Total			\$329,309					
GA-All	A. Salary for	1430	1	\$49,000					
PHA Wide Modern.	Construction Inspector								
GA06P001001/01A	B. Salaries for	1430	1	\$49,000					
Olmsted Homes and Annex	Construction Inspector GA1-1								
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$50,000					
Olmsted Homes and Annex									
	Sub Total			\$148,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Hms and Extension	A. Storm Sewer Distribution System	1450	17	\$20,000				
	B. Sanitary Sewer Distribution System	1450	17	\$20,000				
	C. Sidewalks and Landscaping	1450	50	\$50,000				
	D. Playground Equipment	1450	4	\$10,000				
	E. Street Lighting and Elect. Distribution	1450	104	\$43,243				
	Sub Total			\$143,243				
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$5,000				
	B. Clotheslines and Posts	1450	1	\$500				
	Sub Total			\$5,500				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001014 Barton Village	H. Attic Insulation	1460	1	\$1,000				
	I. Upgrade Electrical Systems	1460	1	\$7,000				
	J. Kitchen Rehabilitation	1460	1	\$10,000				
	K. Replace Floor Tile	1460	1	\$4,000				
	L. Int Door Inst and Repl, and Hardware	1460	1	\$2,000				
	M. Repair and Paint Interiors Walls	1460	1	\$6,000				
	N. HVAC Replacement	1460	1	\$2,000				
	O. Plumbing Upgrades	1460	1	\$15,000				
	P. Bathroom Rehabilitation	1460	1	\$5,000				
	Sub Total			\$86,000				
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	38	\$50,252				
	B. Replace Exterior Doors and Screens	1460	67	\$49,975				
	C. Repair Exterior Walls	1460	71	\$50,000				
	D. Replace Roofs	1460	25	\$50,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Homes and Annex	E. Inst Front and Rear Porches	1460	34	\$50,000				
	F. Gutters, Porches and Gen Ext.	1460	128	\$50,000				
	G. Termite Control	1460	60	\$9,958				
	H. House Identification	1460	20	\$670				
	I. Kitchen Rehabilitation	1460	24	\$27,543				
	J. Bathroom Rehabilitation	1460	18	\$25,000				
	K. Replace Floors	1460	50	\$50,000				
	L. Interior Walls	1460	29	\$50,000				
	M. Replace Ceilings	1460	50	\$50,000				
	N. Insulate Walls and Ceilings	1460	100	\$40,000				
	O. Int Doors and Closets	1460	99	\$41,208				
	P. Int Door Hardware	1460	115	\$28,750				
	Q. Electrical Dist. System	1460	30	\$60,000				
	R. Replace DWH system	1460	111	\$69,885				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004			
		Replacement Housing Factor Grant No:							
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		
GA06P001001/1A Olmsted Homes and Annex	S. Replace HVAC System	1460	35	\$64,413					
	T. Interior Plumbing	1460	64	\$40,700					
	U. 504 Handicap Accessibility	1460	3	\$25,000					
	Sub Total			\$883,354					
GA06P001001/1A Olmsted Hms and Extension	A. Ranges and Refrigerators	1465.1	16	\$10,000					
	Sub Total			\$10,000					
GA-ALL	A. Purchase network diagnostic & technical service equipment to maintain Agency Network	1475.1	N/A	\$10,000					
	Sub Total			\$10,000					
GA06P001001/1A Olmsted Homes And Annex	A. Relocation	1495	40	\$11,000					
GA06P001014 Barton Village	B. Relocation	1495	10	\$4,000					
	Sub Total			\$15,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
	A. Underwriting and Bond Counsel Fee	1430	1	\$173,000				
GA06P001007A	B. A/E Design Fees Peabody Apts.	1430	254	\$475,200				
GA06P001007B	D. A/E Design Fees Ervin Towers	1430	99	\$264,000				
GA06P001009	F. A/E Design Fees Hal Powell Apts	1430	99	\$211,200				
GA06P001012	H. A/E Design Fees M.M. Scott Apts	1430	25	\$105,600				
	Sub Total			\$1,229,000				
GA06P001007A	A. Parking Improvements Peabody Apts.	1450	254	\$180,000				
	B. Covered Walkways/Sidewalks	1450	254	\$30,000				
	C. Site Furnishings	1450	254	\$20,000				
	D, Landscaping and Irrigation	1450	254	\$40,000				
	E. Playground Relocation	1450	254	\$80,000				
	F. Dumpster Enclosures	1450	254	\$20,000				
	Sub Total			\$370,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150104				FFY2004			
		Replacement Housing Factor Grant No:							
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		
GA06P001007B Ervin Towers	A. Parking Improvements	1450	99	\$50,000					
	B. Covered Walkways/Sidewalks	1450	99	\$20,000					
	C. Site Furnishings	1450	99	\$20,000					
	D, Landscaping and Irrigation	1450	99	\$25,000					
	E. Dumpster Enclosures	1450	99	\$15,000					
	Sub Total			\$130,000					
GA06P001009 Hal Powell Apts.	A. Parking Improvements	1450	99	\$60,000					
	B. Covered Walkways/Sidewalks	1450	99	\$20,000					
	C. Site Furnishings	1450	99	\$20,000					
	D, Landscaping and Irrigation	1450	99	\$50,000					
	E. Dumpster Enclosures	1450	99	\$15,000					
	Sub Total			\$165,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004			
		Replacement Housing Factor Grant No:							
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		
GA06P001012 M.M. Scott Apts.	A. Parking Improvements	1450	99	\$60,000					
	B. Covered Walkways/Sidewalks	1450	99	\$10,000					
	C. Site Furnishings	1450	99	\$30,000					
	D. Landscaping and Irrigation	1450	99	\$15,000					
	E. Dumpster Enclosures	1450	99	\$15,000					
	Sub Total			\$130,000					
GA06P001007A Peabody Apts.	A. Demolition	1460	254	\$350,000					
	B. HAZ MAT Abatement	1460	254	\$400,000					
	C. Exterior Doors	1460	254	\$80,000					
	D. Windows	1460	254	\$300,000					
	E. Int Doors and Hardware	1460	254	\$250,000					
	F. Int. Walls and Ceilings	1460	254	\$750,000					
	G. Painting	1460	254	\$400,000					
	H. Flooring	1460	254	\$700,000					
	I. Kitchen Rehabilitation	1460	254	\$820,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA07P001007A Peabody Apts.	J. Interior Plumbing System	1460	254	\$450,000				
	K. Plumbing Fixtures	1460	254	\$950,000				
	L. Electrical Upgrades	1460	254	\$1,000,000				
	M. Roofing	1460	254	\$200,000				
	N. Exterior Wall Covering	1460	254	\$750,000				
	O. H.V.A.C Upgrades	1460	254	\$350,000				
	P. Elevators	1460	254	\$400,000				
	Q. Fire/Distress Alarm	1460	254	\$50,000				
	R. Security System	1460	254	\$100,000				
	S. Trash/Garbage Coll/Disp.	1460	254	\$50,000				
	T. Signage	1460	254	\$20,000				
	U. Bathroom Accessories	1460	254	\$40,000				
	Sub Total			\$8,410,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001007B Ervin Towers	A. Demolition	1460	99	\$180,000				
	B. HAZ MAT Abatement	1460	99	\$180,000				
	C. Exterior Doors	1460	99	\$80,000				
	D. Windows	1460	99	\$140,000				
	E. Int Doors and Hardware	1460	99	\$120,000				
	F. Int. Walls and Ceilings	1460	99	\$350,000				
	G. Painting	1460	99	\$200,000				
	H. Flooring	1460	99	\$300,000				
	I. Kitchen Rehabilitation	1460	99	\$310,000				
	J. Interior Plumbing System	1460	99	\$300,000				
	K. Plumbing Fixtures	1460	99	\$380,000				
	L. Electrical Upgrades	1460	99	\$500,000				
	M. Roofing	1460	99	\$100,000				
	N. Exterior Wall Covering	1460	99	\$350,000				
	O. H.V.A.C Upgrades	1460	99	\$140,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001007B	P. Elevators	1460	99	\$200,000				
Ervin Towers								
	Q. Fire/Distress Alarm	1460	99	\$50,000				
	R. Security System	1460	99	\$80,000				
	S. Trash/Garbage Coll/Disp.	1460	99	\$50,000				
	T. Signage	1460	99	\$10,000				
	U. Bathroom Accessories	1460	99	\$15,000				
	Sub Total			\$4,035,000				
GA06P001009	A. Demolition	1460	99	\$190,000				
Hal Powell Apts.								
	B. HAZ MAT Abatement	1460	99	\$190,000				
	C. Exterior Doors	1460	99	\$60,000				
	D. Windows	1460	99	\$140,000				
	E. Int Doors and Hardware	1460	99	\$120,000				
	F. Int. Walls and Ceilings	1460	99	\$350,000				
	G. Painting	1460	99	\$200,000				
	H. Flooring	1460	99	\$300,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001009 Hal Powell Apts.	I. Kitchen Rehabilitation	1460	99	\$310,000				
	J. Interior Plumbing System	1460	99	\$300,000				
	K. Plumbing Fixtures	1460	99	\$380,000				
	L. Electrical Upgrades	1460	99	\$500,000				
	M. Roofing	1460	99	\$100,000				
	N. Exterior Wall Covering	1460	99	\$150,000				
	O. H.V.A.C Upgrades	1460	99	\$140,000				
	P. Elevators	1460	99	\$50,000				
	Q. Fire/Distress Alarm	1460	99	\$50,000				
	R. Security System	1460	99	\$80,000				
	S. Trash/Garbage Coll/Disp.	1460	99	\$50,000				
	T. Signage	1460	99	\$10,000				
	U. Bathroom Accessories	1460	99	\$15,000				
	Sub Total			\$3,685,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001012 M.M. Scott Apts.	A. Demolition	1460	25	\$100,000				
	B. HAZ MAT Abatement	1460	25	\$10,000				
	C. Exterior Doors	1460	25	\$50,000				
	D. Windows	1460	25	\$50,000				
	E. Int Doors and Hardware	1460	25	\$35,000				
	F. Int. Walls and Ceilings	1460	25	\$80,000				
	G. Painting	1460	25	\$70,000				
	H. Flooring	1460	25	\$80,000				
	I. Kitchen Rehabilitation	1460	25	\$70,000				
	J. Interior Plumbing System	1460	25	\$70,000				
	K. Plumbing Fixtures	1460	25	\$90,000				
	L. Electrical Upgrades	1460	25	\$150,000				
	M. H.V.A.C Upgrades	1460	25	\$80,000				
	N. Elevators	1460	25	\$200,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001012	O. Security System	1460	25	\$40,000				
M.M. Scott Apts.								
	P. Trash/Garbage Coll/Disp.	1460	25	\$30,000				
	Q. Signage	1460	25	\$5,000				
	R. Bathroom Accessories	1460	25	\$5,000				
	Sub Total			\$1,215,000				
GA06P001007A	A. Refrigerator	1465.1	230	\$80,000				
Peabody Apts.								
	B. Ranges	1465.1	230	\$55,000				
GA06P001007B	C. Refrigerator	1465.1	100	\$35,000				
Ervin Towers								
	D. Ranges	1465.1	100	\$24,000				
GA06P001009	E. Refrigerator	1465.1	100	\$35,000				
Hal Powell Apts.								
	F. Ranges	1465.1	100	\$24,000				
GA06P001012	G. Refrigerator	1465.1	25	\$9,000				
M.M. Scott Apts.								
	H. Ranges	1465.1	25	\$6,000				
	Sub Total			\$268,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
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	
GA06P001007A Peabody Apts.	A. Washer	1475	30	\$18,000				
	B. Dryer	1475	30	\$15,000				
	C. Kitchen Equipment	1475	1	\$5,000				
GA06P001007B Ervin Towers	D. Washer	1475	27	\$16,000				
	E. Dryer	1475	27	\$13,000				
	F. Kitchen Equipment	1475	1	\$5,000				
GA06P001009 Hal Powell Apts.	G. Washer	1475	8	\$5,000				
	H. Dryer	1475	8	\$4,000				
	I. Kitchen Equipment	1475	1	\$5,000				
GA06P001012 M.M. Scott Apts.	J. Washer	1475	4	\$3,000				
	K. Dryer	1475	4	\$2,000				
	L. Kitchen Equipment	1475	1	\$3,000				
	Sub Total			\$94,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004			
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		
GA06P001007A Peabody Apts.	A. Relocation	1495	340	\$85,000					
GA06P001007B Ervin Towers	B. Relocation	1495	150	\$37,000					
GA06P001009 Hal Powell Apts.	C. Relocation	1495	150	\$37,000					
GA06P001012 M.M. Scott Apts.	D. Relocation	1495	37	\$10,000					
	Sub Total			\$169,000					

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2004		
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	
HA Wide	9/30/2006			9/30/2008			
Management							
Improvements							
GA06P001001/1A	9/30/2006			9/30/2008			
Olmsted Homes							
GA06P001014	9/30/2006			9/30/2008			
Barton Village							
GA06P001007A	9/30/2006			9/30/2008			
Peabody Apartments							
GA06P001007B	9/30/2006			9/30/2008			
Ervin Towers							
GA06P001009	9/30/2006			9/30/2008			
Hal Powell Apartments							
GA06P001012	9/30/2006			9/30/2008			
M.M. Scott Apartments							

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$240,000		\$0	\$0
3	1408 Management Improvements	\$485,000		\$15,527	\$3,613
4	1410 Administration	\$371,800		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$100,000		\$19,000	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$110,000		\$85,000	\$0
10	1460 Dwelling Structures	\$2,365,548		\$275,000	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$10,000		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation	\$6,000		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collaterization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,718,348		\$394,527	\$3,613

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	0	0	0
23	Amount of line 21 Related to Section 504 compliance	5,000	0	0	0
24	Amount of line 21 Related to Security - Soft Cases	30,000	0	0	0
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	0	0	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
Replacement Housing Factor Grant No:								
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	
GA-001 ALL	A. Operations	1406	1	\$240,000	\$0	\$0	\$0	On-going
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000	\$0	\$3,984	\$3,613	On-going
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000	\$0	\$0	\$0	On-going
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$450,000	\$0	\$11,543	\$0	On-going
	D. Computer hardware and software	1408	N/A	\$5,000	\$0	\$0	\$0	On-going
	<u>Subtotal</u>			<u>\$485,000</u>	<u>\$0</u>	<u>\$15,527</u>	<u>\$3,613</u>	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$0	\$0	\$0	\$0	Deleted
	Benefits		2	\$0	\$0	\$0	\$0	Deleted
	<u>Sub Total</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$250,000	\$0	\$0	\$0	On-going
	Benefits		N/A	\$110,000	\$0	\$0	\$0	On-going
	Travel		N/A	\$4,800	\$0	\$0	\$0	On-going
	Sundry		N/A	\$7,000	\$0	\$0	\$0	On-going
	Sub Total			\$371,800	\$0	\$0	\$0	
GA-All	A. Salary for	1430	1	\$45,000	\$0	\$0	\$0	On-going
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$36,000	\$0	\$0	\$0	On-going
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$19,000	\$0	\$19,000	\$0	On-going
Olmsted Homes and Annex								
	Sub Total			\$100,000	\$0	\$19,000	\$0	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$50,000	\$0	\$50,000	\$0	On-going
	B. Clotheslines and Posts	1450	114	\$15,000	\$0	\$15,000	\$0	On-going
	C. Site Grading and Grassing	1450	33	\$20,000	\$0	\$20,000	\$0	On-going
	Sub Total			\$85,000	\$0	\$85,000	\$0	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	100	\$20,000	\$0	\$0	\$0	On-going
	B. Clotheslines and Posts	1450	114	\$5,000	\$0	\$0	\$0	On-going
	Sub Total			\$25,000	\$0	\$0	\$0	
GA06P001014 Barton Village	A. Roof Replacement	1460	4	\$15,000	\$0	\$15,000	\$0	On-going
	B. Replace Windows and Screens	1460	4	\$5,000	\$0	\$5,000	\$0	On-going
	C. Replace Fascia, Siding, Soffits and Shutters	1460	4	\$20,000	\$0	\$20,000	\$0	On-going
	D. Replace Columns & Bldg Ident.	1460	4	\$15,000	\$0	\$15,000	\$0	On-going
	E. Clean and Seal Bricks	1460	4	\$8,000	\$0	\$8,000	\$0	On-going
	F. Replace Exterior Doors & hardware	1460	4	\$15,000	\$0	\$15,000	\$0	On-going
	G. Replace Exterior Screen Doors	1460	4	\$2,000	\$0	\$2,000	\$0	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
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	
GA06P001014 Barton Village	H. Attic Insulation	1460	4	\$5,000	\$0	\$5,000	\$0	On-going
	I. Upgrade Electrical Systems	1460	4	\$30,000	\$0	\$30,000	\$0	On-going
	J. Kitchen Rehabilitation	1460	4	\$20,000	\$0	\$20,000	\$0	On-going
	K. Replace Floor Tile	1460	4	\$15,000	\$0	\$15,000	\$0	On-going
	L. Int Door Inst and Repl, and Hardware	1460	4	\$10,000	\$0	\$10,000	\$0	On-going
	M. Repair and Paint Interiors Walls	1460	4	\$20,000	\$0	\$20,000	\$0	On-going
	N. HVAC Replacement	1460	4	\$30,000	\$0	\$30,000	\$0	On-going
	O. Plumbing Upgrades	1460	4	\$50,000	\$0	\$50,000	\$0	On-going
	P. Bathroom Rehabilitation	1460	4	\$15,000	\$0	\$15,000	\$0	On-going
	Sub Total			\$275,000	\$0	\$275,000	\$0	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$140,000	\$0	\$0	\$0	On-going
	B. Replace Exterior Doors and Screens	1460	67	\$80,000	\$0	\$0	\$0	On-going
	C. Repair Exterior Walls	1460	7	\$10,000	\$0	\$0	\$0	On-going
	D. Replace Roofs	1460	23	\$80,000	\$0	\$0	\$0	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Homes and Annex	E. Inst. Front and Rear Porches	1460	67	\$160,000	\$0	\$0	\$0	On-going
	F. Termite Control	1460	90	\$15,000	\$0	\$0	\$0	On-going
	G. House Identification	1460	88	\$5,000	\$0	\$0	\$0	On-going
	H. Kitchen Rehabilitation	1460	64	\$140,000	\$0	\$0	\$0	On-going
	I. Bathroom Rehabilitation	1460	90	\$175,548	\$0	\$0	\$0	On-going
	J. Replace Floors	1460	87	\$120,000	\$0	\$0	\$0	On-going
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$130,000	\$0	\$0	\$0	On-going
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$200,000	\$0	\$0	\$0	On-going
	M. Insulate Walls and Ceilings	1460	63	\$40,000	\$0	\$0	\$0	On-going
	N. Replace Interior Doors and Closets	1460	60	\$50,000	\$0	\$0	\$0	On-going
	O. Interior Door Hardware	1460	60	\$30,000	\$0	\$0	\$0	On-going
	P. Replace Stair Treads	1460	255	\$30,000	\$0	\$0	\$0	On-going
	Q. Upgrade Electrical System	1460	100	\$300,000	\$0	\$0	\$0	On-going

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Homes and Annex	R. Replace DWH System	1460	68	\$100,000	\$0	\$0	\$0	On-going
	S. Replace HVAC System	1460	80	\$180,000	\$0	\$0	\$0	On-going
	T. Replace Interior Plumbing	1460	66	\$100,000	\$0	\$0	\$0	On-going
	U. 504 upgrades to meet Code	1460	10	\$5,000	\$0	\$0	\$0	On-going
GA06P001007A Peabody Apts	V. Roof Replacement	1460	252	\$0	\$0	\$0	\$0	Deleted
	W. Elevator Upgrades	1460	2	\$0	\$0	\$0	\$0	Deleted
	Sub Total			\$2,090,548	\$0	\$0	\$0	
GA06P001001/1A Olmsted Hms and Extension	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$0	\$0	\$0	On-going
	Sub Total			\$30,000	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003		
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	
HA Wide	9/30/2005			9/30/2007			
Management							
Improvements							
GA06P001001/1A	9/30/2005			9/30/2007			
Olmsted Homes							
GA06P001002/4	9/30/2005			9/30/2007			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2005			9/30/2007			
Gilbert Manor							
GA06P001005	9/30/2005			9/30/2007			
Oak Pointe Apts							
GA06P001006	9/30/2005			9/30/2007			
Dogwood Terrace							
GA06P001007A	9/30/2005			9/30/2007			
Peabody Apts							
GA06P001007B	9/30/2005			9/30/2007			
Ervin Towers							
GA06P001008	9/30/2005			9/30/2007			
Allen Homes							
GA06P001012	9/30/2005			9/30/2007			
M.M. Scott Apts							
GA06P001014	9/30/2005			9/30/2007			
Barton Village							
GA06P001016	9/30/2005			9/30/2007			
Overlook Apts							
GA06P001009	9/30/2005			9/30/2007			
Hal Powell Apts							

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending:9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$285,176	\$285,176	\$108,141	\$107,471
3	1408 Management Improvements	\$515,000	\$583,796	\$583,796	\$484,910
4	1410 Administration	\$472,502	\$435,869	\$435,869	\$414,817
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$117,950	\$117,950	\$117,950	\$91,745
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$502,300	\$502,300	\$502,300	\$7,300
10	1460 Dwelling Structures	\$2,497,726	\$2,497,863	\$2,497,863	\$722,112
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$322,700	\$330,000	\$330,000	\$330,000
13	1475 Nondwelling Equipment	\$30,000	\$33,000	\$33,000	\$33,000
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$16,000	\$3,400	\$3,400	\$3,400
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,789,354	\$4,789,354	\$4,612,319	\$2,194,755

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	30,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	10,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	30,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	55,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA-001 ALL	A. Operations	1406	1	\$285,176	\$285,176	\$ 108,141	\$ 107,471	On going
HA	A. Admin. Personnel Education to	1408	25	\$20,000	\$33,427	\$33,427	\$32,974	On-going
Wide	improve individual job performance.							
Management								
Improve.	B. Education to improve Maintenance	1408	10	\$10,000	\$10,170	\$10,170	\$10,170	Complete
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$480,000	\$533,503	\$533,503	\$438,694	On-going
	Justification in Management Needs)							
	D. Computer Software	1408	N/A	\$5,000	\$6,696	\$6,696	\$3,072	On-going
	<u>Subtotal</u>			<u>\$515,000</u>	<u>\$583,796</u>	<u>\$583,796</u>	<u>\$484,910</u>	
HA Wide	A. Funds for Preventive Maintenance							
Administrative	Inspectors	1410						
	Salaries		2	\$63,000	\$70,092	\$70,092	\$59,183	On-going
	Benefits		2	\$22,050	\$23,417	\$23,417	\$19,877	On-going
	<u>Sub Total</u>			<u>\$85,050</u>	<u>\$93,509</u>	<u>\$93,509</u>	<u>\$79,060</u>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$252,000	\$223,959	\$223,959	\$223,958	On-going
	Benefits		N/A	\$117,600	\$106,837	\$106,837	\$101,316	On-going
	Travel		N/A	\$10,815	\$937	\$937	\$937	On-going
	Sundry		N/A	\$7,037	\$10,627	\$10,627	\$9,546	On-going
	<u>Sub Total</u>			<u>\$387,452</u>	<u>\$342,360</u>	<u>\$342,360</u>	<u>\$335,757</u>	
GA-All	A. Salary for	1430	1	\$41,475	\$38,192	\$38,192	\$34,126	On-going
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$41,475	\$44,752	\$44,752	\$41,555	On-going
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001014	C. A/E for Modernization	1430	1	\$5,000	\$4,380	\$4,380	\$4,380	Complete
Barton Village								
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$30,000	\$30,626	\$30,626	\$11,684	On-going
Olmsted Homes and Annex								
	<u>Sub Total</u>			<u>\$117,950</u>	<u>\$117,950</u>	<u>\$117,950</u>	<u>\$91,745</u>	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$50,000	\$50,000	\$50,000	\$0	On-going
	B. Clotheslines and Posts	1450	114	\$25,000	\$25,000	\$25,000	\$0	On-going
	C. Site Grading and Grassing	1450	33	\$150,000	\$150,000	\$150,000	\$0	On-going
	D. Street Repair and Parking Areas	1450	30	\$200,000	\$200,000	\$200,000	\$0	On-going
	E. Replace Electrical Service Dist. System	1450	255	\$70,000	\$70,000	\$70,000	\$0	On-going
GA001ALL JMR Building	F. Landscaping and Sodding	1450	255	\$7,300	\$7,300	\$7,300	\$7,300	Complete
	Sub Total			\$502,300	\$502,300	\$502,300	\$7,300	
GA06P001014 Barton Village	A. Roof Replacement	1460	3	\$15,000	\$0	\$0	\$0	Deleted
	B. Replace Windows and Screens	1460	3	\$12,500	\$0	\$0	\$0	Deleted
	C. Replace Fascia, Siding, Soffits and Shutters	1460	3	\$12,500	\$10,278	\$10,278	\$9,021	On-going
	D. Replace Carport Columns	1460	3	\$4,000	\$0	\$0	\$0	Deleted
	E. Clean and Seal Bricks	1460	3	\$7,500	\$6,000	\$6,000	\$0	On-going
	F. Replace Exterior Doors & hardware	1460	3	\$5,000	\$4,800	\$4,800	\$4,330	On-going
	G. Replace Exterior Screen Doors	1460	3	\$5,000	\$2,400	\$2,400	\$2,165	On-going

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA06P001014 Barton Village	H. Attic Insulation	1460	3	\$7,500	\$0	\$0	\$0	Deleted
	I. Upgrade Electrical Systems	1460	3	\$15,000	\$14,991	\$14,991	\$11,720	On-going
	J. Kitchen Rehabilitation	1460	3	\$12,500	\$16,112	\$16,112	\$14,535	On-going
	K. Replace Floor Tile	1460	3	\$10,000	\$14,376	\$14,376	\$12,969	On-going
	L. Int Door Inst and Repl, and Hardware	1460	3	\$5,000	\$4,800	\$4,800	\$4,330	On-going
	M. Repair and Paint Interiors Walls	1460	3	\$15,000	\$18,005	\$18,005	\$15,488	On-going
	N. HVAC Replacement	1460	3	\$20,000	\$14,044	\$14,044	\$12,309	On-going
	O. Plumbing Upgrades	1460	3	\$20,000	\$30,117	\$30,117	\$27,170	On-going
	Sub Total			\$166,500	\$135,923	\$135,923	\$114,037	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$150,000	\$150,000	\$150,000	\$24,783	On-going
	B. Replace Exterior Doors and Screens	1460	67	\$100,000	\$75,364	\$75,364	\$2,397	On-going
	C. Repair Exterior Walls	1460	7	\$10,226	\$350,000	\$350,000	\$128,371	On-going
	D. Replace Roofs	1460	23	\$90,000	\$90,000	\$90,000	\$19,118	On-going

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Homes and Annex	E. Inst. Front and Rear Porches	1460	67	\$130,000	\$21,770	\$21,770	\$3,252	On-going
	F. Termite Control	1460	90	\$30,000	\$30,000	\$30,000	\$5,780	On-going
	G. House Identification	1460	88	\$6,000	\$580	\$580	\$95	On-going
	H. Kitchen Rehabilitation	1460	64	\$150,000	\$150,000	\$150,000	\$2,093	On-going
	I. Bathroom Rehabilitation	1460	90	\$200,000	\$200,000	\$200,000	\$4,094	On-going
	J. Replace Floors	1460	87	\$75,000	\$115,000	\$115,000	\$72,761	On-going
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$250,000	\$350,000	\$350,000	\$164,949	On-going
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$100,000	\$88,850	\$88,850	\$13,543	On-going
	M. Insulate Walls and Ceilings	1460	63	\$50,000	\$50,000	\$50,000	\$2,506	On-going
	N. Replace Interior Doors and Closets	1460	60	\$50,000	\$50,000	\$50,000	\$33,102	On-going
	O. Interior Door Hardware	1460	60	\$20,000	\$20,000	\$20,000	\$380	On-going
	P. Replace Stair Treads	1460	255	\$40,000	\$0	\$0	\$0	Deleted
	Q. Upgrade Electrical System	1460	100	\$400,000	\$300,000	\$300,000	\$40,391	On-going

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A Olmsted Homes and Annex	R. Replace DWH System	1460	68	\$40,000	\$66,000	\$66,000	\$29,599	On-going
	S. Replace HVAC System	1460	80	\$290,000	\$154,138	\$154,138	\$12,928	On-going
	T. Replace Interior Plumbing	1460	66	\$85,000	\$43,800	\$43,800	\$20,594	On-going
	U. 504 upgrades to meet Code	1460	10	\$50,000	\$50,000	\$50,000	\$26,099	On-going
GA06P001009 Hal Powell Apts	V. Boiler System Upgrades	1460	100	\$10,000	\$0	\$0	\$0	Deleted
GA06P001006 Cherry Tree Crsng.	W. Replace Kitchens Moved in from GA50100	1460	10	\$5,000	\$5,198	\$5,198	\$0	On-going
GA06P001008 Allen Homes	X. Repair HVAC Systems Shifted in from 50100	1460	150	\$0	\$1,240	\$1,240	\$1,240	Complete
	Sub Total			\$2,331,226	\$2,361,940	\$2,361,940	\$608,075	
GA06P001001/1A Olmsted Hms and Extension	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$0	\$0	\$0	Deleted
	Sub Total			\$30,000	\$0	\$0	\$0	
GA-ALL J. Madden Reid Admin. Bldg	C. Building Addition	1470	1	\$322,700	\$330,000	\$330,000	\$330,000	Complete
	Sub Total			\$322,700	\$330,000	\$330,000	\$330,000	

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
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	
GA-ALL	A. Purchase two (2) computer systems with laser printers plus upgrades for existing systems	1475	2	\$30,000	\$33,000	\$33,000	\$33,000	Complete
	Sub Total			\$30,000	\$33,000	\$33,000	\$33,000	
GA06P001001/1A Olmsted Homes And Annex	A. Relocation	1495	40	\$10,000	\$1,600	\$1,600	\$1,600	Complete
GA06P001014 Barton Village	B. Relocation	1495	10	\$6,000	\$1,800	\$1,800	\$1,800	Complete
	Sub Total			\$16,000	\$3,400	\$3,400	\$3,400	

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002		
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	
HA Wide	9/30/2004			9/30/2006			
Management							
Improvements							
GA06P001001/1A	9/30/2004			9/30/2006			
Olmsted Homes							
GA06P001002/4	9/30/2004			9/30/2006			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2004			9/30/2006			
Gilbert Manor							
GA06P001005	9/30/2004			9/30/2006			
Oak Pointe Apts							
GA06P001006	9/30/2004			9/30/2006			
Dogwood Terrace							
GA06P001007A	9/30/2004			9/30/2006			
Peabody Apts							
GA06P001007B	9/30/2004			9/30/2006			
Ervin Towers							
GA06P001008	9/30/2004			9/30/2006			
Allen Homes							
GA06P001012	9/30/2004			9/30/2006			
M.M. Scott Apts							
GA06P001014	9/30/2004			9/30/2006			
Barton Village							
GA06P001016	9/30/2004			9/30/2006			
Overlook Apts							
GA06P001009	9/30/2004			9/30/2006			
Hal Powell Apts							

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	GA06P00150100	Federal FY of Grant: FFY2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$808,470	\$808,470	\$808,470	\$808,470
3	1408 Management Improvements	\$589,427	\$589,427	\$589,427	\$589,427
4	1410 Administration	\$399,651	\$399,651	\$399,651	\$399,651
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$579,963	\$573,332	\$573,332	\$555,501
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$536,773	\$539,132	\$539,132	\$503,867
10	1460 Dwelling Structures	\$1,307,482	\$1,313,244	\$1,313,244	\$1,313,244
11	1465.1 Dwelling Equipment--Nonexpendable	\$1,490	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$635,070	\$635,070	\$635,070	\$585,472
13	1475 Nondwelling Equipment	\$30,381	\$30,381	\$30,381	\$30,381
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$5,450	\$5,450	\$5,450	\$5,450
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,894,157	\$4,894,157	\$4,894,157	\$4,791,463

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	z	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	GA06P00150100	Federal FY of Grant: FFY2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	30,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	10,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	30,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	55,000

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA001-All	Operations	1406	1	\$808,470	\$808,470	\$808,470	\$808,470	Complete
HA Wide Management Improve.	A. Provide business experience for residents.	1408	5	\$63,291	\$63,291	\$63,291	\$63,291	Complete
	B. Admin. Personnel Education to improve individual job performance.	1408	25	\$41,746	\$41,746	\$41,746	\$41,746	Complete
	C. Education to improve Maintenance personnel safety & job performance	1408	10	\$4,305	\$4,305	\$4,305	\$4,305	Complete
	D. Private Police Service (See Justification in Management Needs)	1408	15	\$479,044	\$479,044	\$479,044	\$479,044	Complete
	E. Computer Software	1408	N/A	\$1,041	\$1,041	\$1,041	\$1,041	Complete
	Subtotal			\$589,427	\$589,427	\$589,427	\$589,427	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$50,185	\$50,185	\$50,185	\$50,185	Complete
	Benefits		2	\$17,180	\$17,180	\$17,180	\$17,180	Complete
	Sub Total			\$67,365	\$67,365	\$67,365	\$67,365	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost							
	of CGP Administration							
	Salaries		N/A	\$227,594	\$227,594	\$227,594	\$227,594	Complete
	Benefits		N/A	\$92,212	\$92,212	\$92,212	\$92,212	Complete
	Travel		N/A	\$1,146	\$1,146	\$1,146	\$1,146	Complete
	Sundry		N/A	\$11,334	\$11,334	\$11,334	\$11,334	Complete
	Sub Total			\$332,286	\$332,286	\$332,286	\$332,286	
GA-All	A. Salary for	1430	1	\$40,227	\$40,227	\$40,227	\$40,227	Complete
PHA Wide Modern.	Construction Inspector							
GA06P001010	B. Salarys for	1430	1	\$26,684	\$26,684	\$26,684	\$26,684	Complete
Jennings Homes	Construction Inspector GA1-10							
GA06P001001/01A	C. A/E for Comprehensive Modern.	1430	1	\$336,204	\$354,035	\$354,035	\$336,204	Ongoing
Olmsted Hms								
and Annex	D. Comprehensive Testing for LBP and	1430	255	\$30,000	\$17,150	\$17,150	\$17,150	Complete
	Asbestos							
GA06P001014	D. A/E for Modernization	1430	1	\$8,900	\$2,263	\$2,263	\$2,263	Complete
Barton Village								
GA06P001007A/7B	F. A/E for Modernzaion	1430	2	\$10,198	\$8,523	\$8,523	\$8,523	Complete
Peabody Apts								
GA06P001008	G. A/E for Modernization	1430	1	\$15,000	\$15,000	\$15,000	\$15,000	Complete
Allen Homes								

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA06P001009/012	H. A & E Distress Call Systems	1430	100/25	\$3,677	\$3,677	\$3,677	\$3,677	Complete
	Hal Powell Apts and M.M. Scott							
GA06P001005	I. A & E Dumpster Enclosures	1430	10	\$6,550	\$6,550	\$6,550	\$6,550	Complete
	Oak Pointe Apts							
GA06P001010	J. A & E Comprehensive Modernization	1430	150	\$88,723	\$88,723	\$88,723	\$88,723	Complete
	Jennings Place							
GA06P001016	K. Shifted in from	1430	100	\$3,000	\$3,000	\$3,000	\$3,000	Complete
	Overlook Apts A & E Exterior Repairs							
GA06P001002/004	L. Shifted in from	1430	15	\$10,800	\$7,500	\$7,500	\$7,500	Complete
	Cherry Tree A&E Dumpster Enclosures							
	Sub Total			\$579,963	\$573,332	\$573,332	\$555,501	
GA06P001014	A. Landscaping, Site Fencing	1450	10	\$29,700	\$29,700	\$29,700	\$29,700	Complete
	Barton Village Sod intallatoin							
GA06P001012	B. Dumpster Enclosures	1450	5	\$0	\$0	\$0	\$0	Deleted
	M.M. Scott Apts.							
GA06P001016	C. Drainage Improvements	1450	76	\$0	\$0	\$0	\$0	Deleted
	Overlook Apts							
	D. Dumpster Enclosures	1450	5	\$0	\$0	\$0	\$0	Deleted

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA06P001005	E. Dumpster Enclosures Oak Pointe Apts.	1450	20	\$162,474	\$162,474	\$162,474	\$162,474	Complete
GA06P001008	F. Dumpster Enclosures Allen Homes	1450	2	\$12,898	\$12,898	\$12,898	\$12,898	Complete
GA06P001003R	H. Dumpster Enclosures Gilbert Manor	1450	5	\$0	\$0	\$0	\$0	Deleted
GA06P001006	I. Dumpster Enclosures Dogwood Terrace	1450	8	\$0	\$0	\$0	\$0	Deleted
GA06P001002/004	J. Dumpster Enclosures Cherry Tree Crsng	1450	10	\$0	\$0	\$0	\$0	Deleted
GA06P001010	K. Landscape Improvements Jennings Place	1450	10	\$264,626	\$264,626	\$264,626	\$264,626	Complete
	Sub Total			\$469,698	\$469,698	\$469,698	\$469,698	
GA06P001001/1A	A. Improve Parking Areas Olmsted Hms and Extension	1450	40	\$0	\$0	\$0	\$0	Deleted
	B. Replace Gas Distribution System	1450	255	\$0	\$0	\$0	\$0	Deleted
	C. Replace Sidewalks	1450	20	\$0	\$0	\$0	\$0	Deleted
	D. Replace Water Dist. System	1450	255	\$22,605	\$22,605	\$22,605	\$0	Ongoing
	E. Replace Storm Sewer System	1450	255	\$6,500	\$6,500	\$6,500	\$0	Ongoing
	F. Replace Sanitary Sewer System	1450	255	\$4,800	\$4,800	\$4,800	\$3,800	Ongoing
	G. Site Grading and Grassing Shifted in from 2003	1450	20	\$33,170	\$35,529	\$35,529	\$30,369	Ongoing
	Sub Total			\$67,075	\$69,434	\$69,434	\$34,169	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA06P001014	A. Roof Replacement	1460	10	\$24,247	\$24,247	\$24,247	\$24,247	Complete
Barton Village								
	B. Replace Windows and Screens	1460	10	\$26,067	\$26,067	\$26,067	\$26,067	Complete
	C. Replace Fascia, Siding, Soffits and Shutters	1460	10	\$21,293	\$21,293	\$21,293	\$21,293	Complete
	D. Replace Carport Columns	1460	10	\$745	\$745	\$745	\$745	Complete
	E. Clean and Seal Bricks	1460	10	\$3,398	\$3,398	\$3,398	\$3,398	Complete
	F. Replace Exterior Doors & hardware	1460	10	\$21,602	\$21,602	\$21,602	\$21,602	Complete
	G. Replace Exterior Screen Doors	1460	10	\$5,000	\$5,000	\$5,000	\$5,000	Complete
	H. Attic Insulation	1460	10	\$22,124	\$22,124	\$22,124	\$22,124	Complete
	I. Upgrade Electrical Systems	1460	10	\$41,176	\$41,176	\$41,176	\$41,176	Complete
	J. Kitchen Rehabilitation	1460	10	\$29,440	\$29,440	\$29,440	\$29,440	Complete
	K. Replace Floor Tile	1460	10	\$32,377	\$32,377	\$32,377	\$32,377	Complete
	L. Int Door Inst and Repl, and Hardware	1460	10	\$17,184	\$17,184	\$17,184	\$17,184	Complete
	M. Repair and Paint Interiors Walls	1460	10	\$92,829	\$92,829	\$92,829	\$92,829	Complete
	N. Bathroom Rehabilitation	1460	10	675	675	675	675	Complete

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA06P001014	O. HVAC Replacement	1460	10	\$55,861	\$55,861	\$55,861	\$55,861	Complete
Barton Village								
	P. Plumbing Upgrades	1460	10	\$50,100	\$50,100	\$50,100	\$50,100	Complete
	Sub Total			\$444,118	\$444,118	\$444,118	\$444,118	
GA06P001012	A. Elevator Upgrades	1460	2	\$50,000	\$0	\$0	\$0	Complete
M.M. Scott Apts								
	B. Replace Locks on Screen Doors	1460	100	\$14,236	\$0	\$0	\$0	Complete
GA06P001007A	C. Replace Boiler and Water Dist Syst	1460	252	\$0	\$0	\$0	\$0	Deleted
Peabody Apts								
	D. Upgrade Distress Call System	1460	252	\$107,124	\$107,124	\$107,124	\$107,124	Complete
GA06P001007B	E. Replace Boiler and Water Dist Syst	1460	100	\$0	\$0	\$0	\$0	Deleted
Ervin Twrs								
	F. Upgrade Distress Call System	1460	100	\$58,194	\$58,194	\$58,194	\$58,194	Complete
GA06P001008	G. Install A/C in existing system	1460	150	\$244,206	\$244,206	\$244,206	\$244,206	Complete
Allen Homes								
GA06P001001/1A	H. Replace Roofs	1460	102	\$0	\$0	\$0	\$0	Deleted
Olmsted Homes								
GA06P001007B	I. Exterior Repairs	1460	252	\$8,690	\$8,690	\$8,690	\$8,690	Complete
Ervin Towers	Moved in From							
GA06P001016	J. Paint Storage Doors	1460	76	\$3,692	\$3,692	\$3,692	\$3,692	Complete
Overlook Apts	Moved In From							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150100		FFY2000		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001006	K. Replace Kitchens Dogwood Terrace	1460	50	\$0	\$0	\$0	\$0	Deleted
GA06P001012	L. Upgrade Distress Call System M.M. Scott Pats	1460	25	\$0	\$64,236	\$64,236	\$64,236	Complete
GA06P001010	L. Replace Interior walls Jennings Homes	1460	50	\$377,222	\$382,984	\$382,984	\$382,984	Complete
	Sub Total			\$863,364	\$869,126	\$869,126	\$869,126	
GA06P001014	A. Shifted in from Barton Village	1465.1	10	\$1,490	\$0	\$0	\$0	Deleted
	Sub Total			\$1,490	\$0	\$0	\$0	
GA06P001001/1A	A. Construct a new Administration Building Olmsted Hms and Extension	1470	1	\$513,683	\$514,085	\$514,085	\$514,085	Complete
	B. Rehabilitate Maintenance Facility	1470	1	\$50,000	\$49,598	\$49,598	\$0	Ongoing
	C. Rehabilitate Community Facility	1470	1	\$51,254	\$51,254	\$51,254	\$51,254	Complete
GA06P001010	D. Rehab AMC Building Jennings Homes	1470	1	\$20,133	\$20,133	\$20,133	\$20,133	Complete
	Sub Total			\$635,070	\$635,070	\$635,070	\$585,472	

Annual Statement/Performance and Evaluation Report

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

Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2000		
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	
HA Wide	9/30/2002		9/30/2002	9/30/2004			
Management							
Improvements							
GA06P001001/1A	9/30/2002		9/30/2002	9/30/2004			
Olmsted Homes							
GA06P001002/4	9/30/2002		9/30/2002	9/30/2004			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2002		9/30/2002	9/30/2004			
Gilbert Manor							
GA06P001005	9/30/2002		9/30/2002	9/30/2004			
Oak Pointe Apts							
GA06P001006	9/30/2002		9/30/2002	9/30/2004			
Dogwood Terrace							
GA06P001007A	9/30/2002		9/30/2002	9/30/2004			
Peabody Apts							
GA06P001007B	9/30/2002		9/30/2002	9/30/2004			
Ervin Towers							
GA06P001008	9/30/2002		9/30/2002	9/30/2004			
Allen Homes							
GA06P001012	9/30/2002		9/30/2002	9/30/2004			
M.M. Scott Apts							
GA06P001014	9/30/2002		9/30/2002	9/30/2004			
Barton Village							
GA06P001016	9/30/2002		9/30/2002	9/30/2004			
Overlook Apts							

**NOTICE TO RESIDENTS OF
THE HOUSING AUTHORITY OF
THE CITY OF AUGUSTA, GEORGIA**

**NOTICE OF THE CONVERSION OF UNITS AT
PEABODY APARTMENTS GA06P001007A**

The Housing Authority of the City of Augusta, Georgia intends to convert 54 efficiency apartments to 27 one bedroom units as a part of a Comprehensive Modernization of Peabody Apartments GA06P001007A, Augusta, Georgia.

To perform this conversion, we are required to consult with residents, local government officials, and other interested parties. This consultation will provide residents and interested parties a chance to voice support, opposition and comment on the conversion.

The consultation requirements include establishing a Partnership Process with residents and local government officials to develop and implement the goals, strategies and priorities identified in the Conversion Plan. **The public hearing is scheduled for 10:00 AM (local time) January 12, 2004 at the Social Room of the Peabody Apartments Building located at 1425 Walton Way.**

The Housing Authority of the City of Augusta will give full consideration to comments and concerns of residents, local government officials, and other interested parties.

The purpose of this Notice is to announce the beginning of the planning process to implement the Conversion Process. Residents of public housing, along with local government leadership, have a vital role and responsibility in assisting the Housing Authority of the City of Augusta in developing and implementing its strategy for improving public housing operations in such areas as: modernization, maintenance, management, security, and resident empowerment initiatives.

Any residents requiring transportation or special assistance for hearing, visual, or language impairment are requested to contact Mr. H. A. Oldfield, Director of Resident Services at 706-312-3100 no later than 3:00 PM (local time) January 7, 2004.

HOUSING AUTHORITY OF THE CITY OF AUGUSTA, GEORGIA
Application for Conversion of Zero Bedroom units at
Peabody Apartments GA06P001007A

I. DESCRIPTION OF PROPERTY INVOLVED:

- A. Project Name and Number:** Peabody Apartments GA06P001007A
- B. Total Number of Units and Buildings:** One 11 story building, 255 Dwelling units of these there are 54 zero bedroom efficiency units which are scheduled to be converted to 27 one bedroom units.
- C. The age of the project from DOFA: 36 years (11/30/1967)**
- D. Additional supporting information: SEE ATTACHMENT 1**

II. Description of proposed conversion including, timetable and source of funding.

A. Conversion Process: Peabody Apartments is a 255 unit high rise on Walton Way, in Augusta, Georgia. At present the building has 100 zero bedroom units and there are 133 zero bedroom units in the Housing Authority Stock. It is our intention that we will convert 54 zero bedroom units into 27 one bedroom units.

B. Time Schedule: The conversion process will occur in the process of the comprehensive rehabilitation of the High Rise Apartments for the Elderly. This program encompasses four high rise apartment buildings administered by the Housing Authority. The Peabody Apartments building will be the first building addressed. The Housing Authority has retained the services of an architect for design and budgeting purposes. The entire

Start of Construction November 2004

End of Construction May 2006

C. Funding Description: The Housing Authority is presently pursuing a capital fund revenue bond which will be utilized to fund the rehabilitation for the High Rise apartments administered by the Authority.

III. A statement justifying conversion as per 7-1

- A. Lack of Need.** Peabody Apartments is a 255 unit high rise at 1425 Walton Way, in Augusta, Georgia. At present the building has 100 zero bedroom units

and there are a total of 133 zero bedroom units in the Housing Authority Stock. A review of the last year shows that there was an average vacancy rate of 3% in Peabody however; zero bedroom units had an average vacancy rate at around 15%. Rentals for zero bedroom units come from the list of one bedroom applications. At present there are 165 residents (55 years or older) on the application list the Applications staff reports that the one bedroom units are preferred over the zero bedroom units. The Authority proposes to convert 54 of the 100 units in Peabody Apartments to create 27 one bedroom units which have a higher demand.

IV. Relocation Plan

The conversion process will take place during the comprehensive rehabilitation of Peabody Apartments. Due to the scope of the rehabilitation it will be necessary to relocate residents from their apartments to new locations. It is the Authority plan that entire floors will be vacated during the process; therefore all relocation of residents from units scheduled for conversion will be included in the Comprehensive Modernization of the building. Relocation funding will be accomplished with 1495 funds allocated from the Revenue Bond funds.

V. Resident Consultation

In conformance with previous procedures the entire Comprehensive Modernization process will be released to the Resident Leaders at the monthly Resident Association meetings. Floor plans of the existing and new apartment designs will be available to all residents in Peabody Apartmenets. In order to gain a more representative sample of resident opinions the conversion process will be included at each of the four high rises for the elderly. In addition the Authority will have special resident meetings and public hearings at Peabody Apartments to gain input. The resident hearings are part of the regularly scheduled Resident Services Meetings. The public hearing (scheduled for January 12, 2004) has been advertised in the local legal entity (Augusta Chronicle) as well as placed on flyers of which a letter sized rendering is attached.

Flyers were placed on bulletin boards throughout Peabody Apartments for the month preceding the Public Hearing.

VI. Local Government Consultation

At the conclusion of the Public and Resident hearing process, the Conversion process documentation was forwarded to the Mayor of the City of Augusta (the Honorable Bob Young) for his review and comment. His approval and comments are attached.

VII. Board Resolution

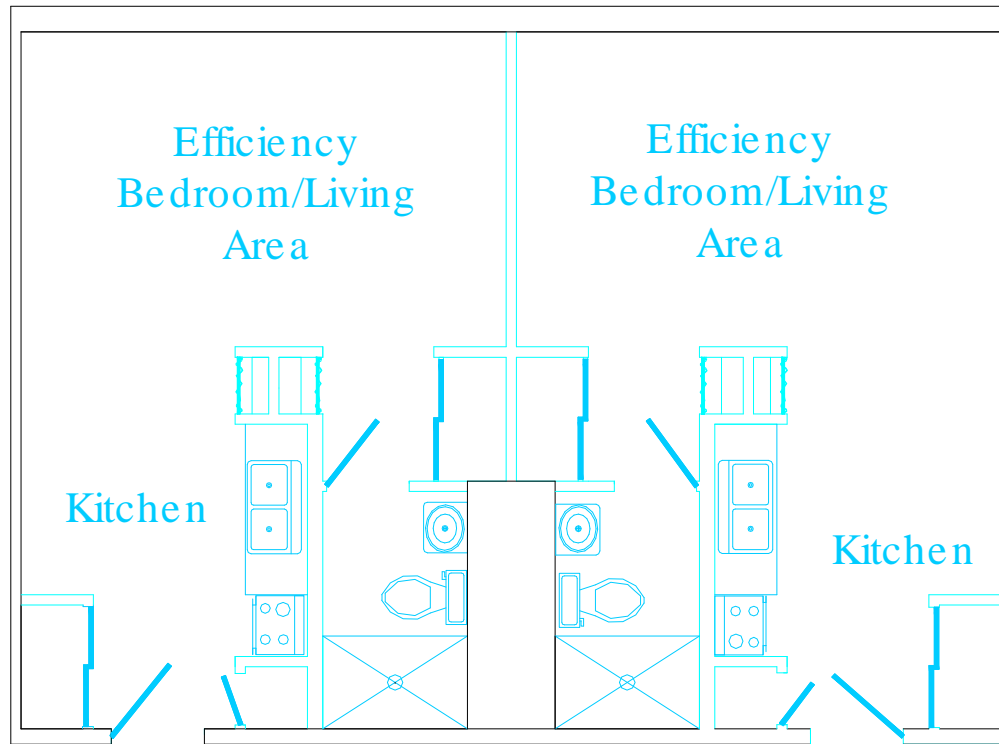
VIII. PHA Legal Opinion

IX. Additional Supporting information

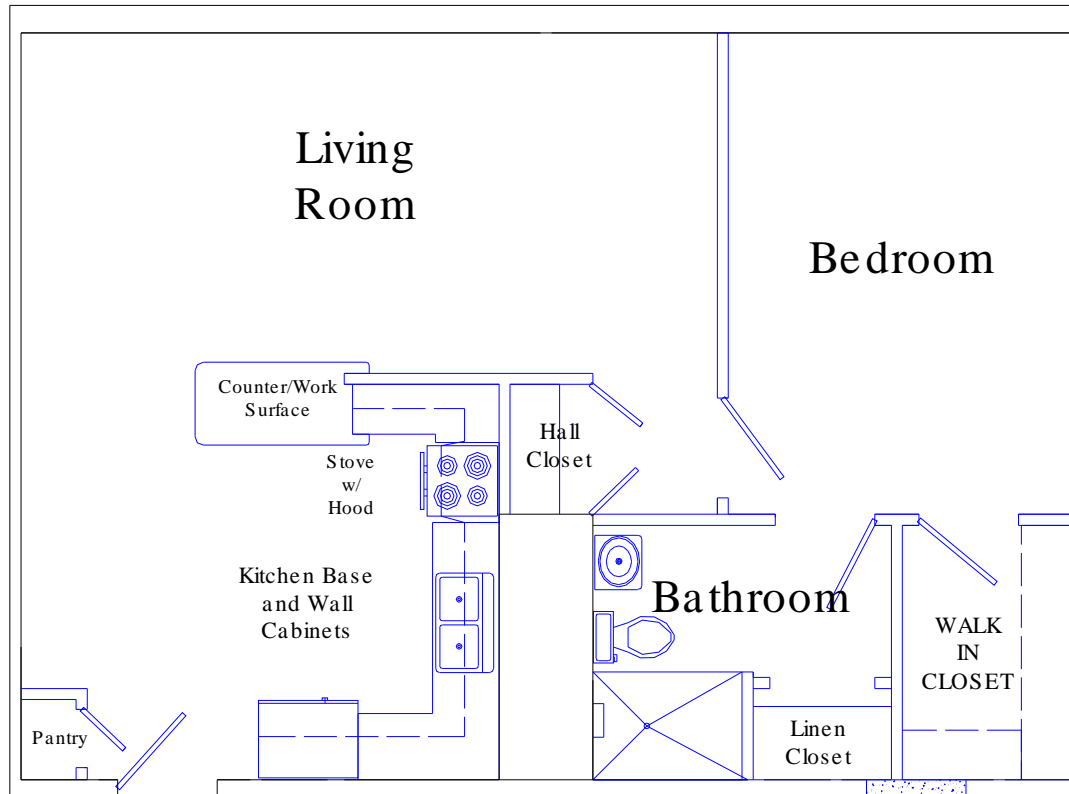
Designation of Public Housing 24 CFR Part 945

1. HUD allocation plan required
 - Prepare draft plan by consulting w/ local government, public/private service providers, advocacy groups, resident association, resident advisory.
 - Issue public notices regarding intent to designate
 - Contact residents
 - 30 day public comment period
 - Conduct at least one (1) public hearing regarding draft
2. Contents of allocation plan:
 - Identify site
 - Identify type of designation
 - Identify buildings, floors or unit numbers
 - State the reasons for designation
 - Identify groups AHA consulted
 - Include summary of comments
 - Describe how AHA will address the comments
3. Profile of proposed designated site in current state:
 - Total number of families' currently occupying site
 - Number of families to be designated
 - Estimated number of families who are potential residents
 - Waiting list
 - Local housing needs survey (city CHAS)
 - Future vacancy rates
4. Projected profile of the site
5. AHA occupancy policies and procedures
6. Strategy for addressing current/future housing needs of families
 - Resources available for those families that would normally be housed at site
 - Incentives i.e. voluntary transfers for ineligible families

If approved (up to 90 days), update plan every two (2) years



Peabody Apartments "0"
Bedroom Units Existing



Peabody Apartments New One Bedroom Unit

Minutes
Resident Advisory Board
Thursday, July 24, 2003
10:30 a.m.
Peabody Apartments Social Room

Mr. Oldfield opened the meeting by explaining the purpose of the Board and the rules of the meeting. He stated it was extremely important for people to give their name when they ask a question so that it can be recorded. He also requested that only one person talk at a time.

Agenda Item 1: Community Service Requirement. Mr. Oldfield discussed the Community Service Requirement. He reminded those who were serving on the Resident Advisory Board two years ago that this had been a previous topic of conversation. He indicated that it is a HUD regulation and the Augusta Housing Authority will comply with it. Mr. Oldfield asked how many present were 62 and over and told them that they were not affected by the requirement. He explained that quite a few items were covered under the QWHRA Act in 1998 and this is one of them. The Community Service Requirement applies to people who are not 62, that do not have a handicap, not attending school and not working. They have to contribute 8 hours of service per month. Congress gave us a moratorium on the requirement for a while, but it has been reinstated.

On July 31, next Thursday, the Housing Authority will send a letter to all adult residents indicating their status for the Community Service Requirement. A lot of you will get a letter that says that you will not have to do community service. However, there are 998 residents who are going to get letters saying they have to complete the eight hours of Community Service per month. If you or your neighbor receives a letter indicating that you have to do the Community Service, but think that you have an exception, you may appeal this to us.

Mr. Oldfield stated that Charlene Dent is going to oversee this and her telephone number will be on the letter. He asked that everyone present today tell their neighbors that they are going to be receiving the letters.

Alretha Berrien, Jennings: If a person is 60 and retired will they qualify?

Mr. Oldfield explained the limits of community service. To be exempt, a person must be 62 or older, blind, disabled, engaged in a work activity, enrolled and attending a work readiness program or going to school.

Charity Thomas, Ervin Towers: What kind of work will qualify for community service?

Mr. Oldfield explained the things residents can do that would be considered community service. These include volunteering with the Resident Services, the hospital, whoever will have you. You could also get a full-time or part-time job. Most anything would count as long as you are adding to the welfare of the community, and it can be documented.

Charity Thomas: If you get a part time job, will this interfere when you get recertified?

If you get a part time job, your earnings will affect your rent calculation. If you get a job we must take 30% of your earnings according to regulations.

**Resident Advisory Board
Peabody Apartments
Thursday, July 24, 2003
Page 2.**

Mr. McFadden, Ervin Towers: Does the government give you money for each person doing this?

Mr. Oldfield explained that the Housing Authority receives nothing for doing this, but could be penalized for not doing it.

John Walton, Gilbert Manor: How do you tell who is working and who is not?

Mr. Oldfield explained that the computer system at the housing authority is set up so it can give us the information we need. There are going to be people that we miss on our list. If there are any problems or we miss something, residents are asked to contact Ms. Dent.

Reta Thomas, AHA: Will there be opportunities at the Housing Authority to complete the eight hours like work with the agencies or staff?

Buddy Oldfield: Ms. Thomas is about to answer her own question. There will be opportunities at the Housing Authority to complete this service if she creates them. However, there will not be enough for all 998 people to do their Community Service here.

Charity Thomas, Ervin Towers: This Community Service, is it only for Peabody and Ervin Towers?

Mr. Oldfield explained that Community Service is for everyone living in public housing. This includes all 14 developments. However, there will be very few people, if any, that live in Ervin, Peabody or Hal Powell that have to do it. The reason is that they are seniors or handicapped by definition.

Those who are in section 8 do not have to do it, just those who live in regular public housing.

Mamie Blount, Underwood Homes: What is the penalty for those who refuse to do community service?

Mr. Oldfield thanked Ms. Blount for that very important question. He explained that there is a penalty for the Housing Authority if they do not administer it, but a greater penalty for the resident. If someone refuses to participate, their lease can be terminated. There will certainly be opportunities to correct the mistake, but the ultimate penalty is lease termination.

Charity Thomas: The requirement is only one time a month.

Mr. Oldfield explained that you can do two hours one day and two hours another day as long as it totals 8 hours a month. However, you must do all eight hours within the month and you cannot do more hours and have it count towards future months. The requirement is for eight hours each and every month.

With child care, some people care for the children and they get paid. Will that interfere with their certification?

Mr. Oldfield explained that if someone is watching children and being paid for it, this is income and should be reported to the manager.

**Resident Advisory Board
Peabody Apartments
Thursday, July 24, 2003
Page 3.**

Agenda Item 2: Annual Plan. With no further questions, Mr. Oldfield then introduced Tonya Stroman to discuss the Annual Plan.

Ms. Stroman said she would be explaining what is called the Public Housing Agency Plan and the information that must be included in the plan. Ms. Stroman gave each person a hand out explaining the plan. A copy is attached. Generally, the document is referred to as the Annual Plan.

Ms. Stroman asked the members of the Resident Advisory Board to fill out the sheets they were given with suggestions they would like to see incorporated in the Annual Plan. These should be returned to Resident Services who will forward them back to her. Then we will talk about them.

There are 18 factors in the Annual Plan. The first concentrates on the housing authority waiting list and public housing developments. There are 3,500 people on the Section 8 waiting list and 2000 on the public housing waitinglist .

Jessie Doyle, Peabody: With all these people on the waiting list, can you change the structure of the individual building? This is supposed to be a senior building. In the last year our status has changed. We have met people here at the age of at least 45. I have been asked by a lot of our seniors why young people come. When they do, we swap one set of problems for another.

Buddy Oldfield: We recognize that there is a difference. There is a lot of discussion at the national level on this subject. However, for now, the rules say that we must accept elderly and handicapped persons in these developments. I would suggest you make a comment to the plan so it can be on the record and go to HUD at the national level.

Charity Thomas: When you do this selection to Ervin Towers, all the people at Ervin Towers, they are either disabled or senior people?

Ms. Stroman: That is correct.

Charity Thomas: They have some kind of disability when they come in?

When a person is submitted for the high rises are they 62 or older, near elderly, which is defined as age 55, or disabled.

Ms. Stroman then proceeded with the discussion of the annual plan to include the financial resources and the policies governing eligibility, selection and admission as well as the deconcentration policy.

After this, Ms. Stroman discussed the rent policies. She discussed the ceiling rent. For example, if a persons rent is \$209 and they play the lottery and come in next week and have won a million dollars, their rent is still \$209.

**Resident Advisory Board
Peabody Apartments
Thursday, July 24, 2003
Page 4.**

Alretha Berrien, Jennings Homes. If you get social security and you get certain back money will this affect your rent?

Ms. Stroman explained that all income is considered.

Charity Thomas asked about how rent was figured.

Ms. Stroman explained gross household income and the fact that a resident's rent is based on that gross household income.

Ms. Thomas of Ervin asked about how the rate is calculated with the social security increasing the first of every year.

Ms. Stroman stated again that we base the rent on the gross income so when we recertify we look at this.

Ms. Thomas stated that as long as she lived there her rent had continued to increase.

Ms. Stroman advised her to talk to her manager and decide if she could do better with a flat rent.

James McFallen, Ervin Towers: Let's say, for example, that my flat rent is \$100. I get \$300 a month increase in income. Does this mean that my rent stays the same?

Ms. Stroman: That is correct if you had chosen the flat rent.

Mr. McFallen asked if he did hit the lottery how long does he have to move.

Ms. Stroman – you would have 14 days to move.

Mr. Oldfield explained that a flat rent can be beneficial. He gave the example of a flat rent being \$200 a month, why would anyone want to pay \$300 if their income warranted it.

Ms. Stroman then discussed the purpose of capital improvements, to improve the developments and living conditions.

Ms. Stroman reminded everyone to complete the forms they received so we can see their suggestions and discuss them.

The next meeting will be held on the 20th of August at 10:30 a.m. and a discussion of the Annual Plan will continue.

With no further questions or comments, the meeting was adjourned.

Membership of the Resident Advisory Board

Name	Address	City	Zip
Nell Westry	2405 Donna Avenue	Augusta, GA	30906
Hattie Mae Smith	2705 Brenda Court	Augusta, GA	30906
Aceandes Homes	2712 Brenda Court	Augusta, GA	30906
Anthony Henry	2706 Brenda Court	Augusta, GA	30906
Yvette Berrien	1873 Cooney Circle	Augusta, GA	30901
Valarie Williams	1805 Cooney Circle	Augusta, GA	30901
Alretha Berrien	1937 Cooney Circle	Augusta, GA	30901
Gerri Adams	136 Kinchley Court	Augusta, GA	30901
Mamie Blount	109 Dillard Court	Augusta, GA	30901
Tommie Jo Jones	145 Yancy Court	Augusta, GA	30901
Clemestine Carter	726 E. Chapman	Augusta, GA	30901
Melani Yancey	704 E. Chapman	Augusta, GA	30901
Blanche Waters	101 E. Armour	Augusta, GA	30901
Maggie Fallen	124 E. Chapman	Augusta, GA	30901
Tara Hurst	210 E. Taylor	Augusta, GA	30901
Dorothy Rose	825 Spruce St #49	Augusta, GA	30901
Josephine Williams	825 Spruce St #61	Augusta, GA	30901
Catherine Sallee	825 Spruce St #53	Augusta, GA	30901
Frozena Thomas	825 Spruce St #34	Augusta, GA	30901
Darrel Lee	1191 Peters Road	Augusta, GA	30901
Linda Brooks	505 Hines Street	Augusta, GA	30901
Charlyn Denham	1155 Peters Road	Augusta, GA	30901
Lindori Johnson	506 Hines Street	Augusta, GA	30901
Nettie Upton	523 Blum Street	Augusta, GA	30901
Mamie Bussey	1132 New Savannah	Augusta, GA	30901
John Walton	1301 R. A. Dent Blvd #564	Augusta, GA	30901
Willie Mae Childs	1301 R. A. Dent Blvd #452	Augusta, GA	30901
Helen Stone	1301 R. A. Dent Blvd #575	Augusta, GA	30901
Mary Wright	1301 R. A. Dent Blvd #421	Augusta, GA	30901
Doc Devine	1301 R. A. Dent Blvd #563	Augusta, GA	30901
Betty Lovett	2075 Bolt Drive	Augusta, GA	30901
Mary Thomas	2056 Dudley Drive	Augusta, GA	30901
Ethel Smith	2022 3 rd Avenue	Augusta, GA	30901
Shirley Jones	2034 1 st Avenue	Augusta, GA	30901
Catherne Byrdsell	1642 McCauley Street	Augusta, GA	30901
Angela Abraham	1654 McCauley Street	Augusta, GA	30901
Christy Henley	1633 Linden Street	Augusta, GA	30901
Sherry Clemons	1582 Bleakley Street	Augusta, GA	30901
Sherri McCray	2314 Prague Court	Augusta, GA	30906
Lela Lyons	2150 A Street	Augusta, GA	30904

Tasha Smith	2114 C Street	Augusta, GA	30904
Rachel Taylor	2118 C Street	Augusta, GA	30904
Ruby Levicy	2159 Broad Street	Augusta, GA	30904
Orie Wigfall	2131 Broad Street	Augusta, GA	30904
Mildred Lowman	1425 Walton Way #325	Augusta, GA	30901
James Woods	1425 Walton Way #924	Augusta, GA	30901
Margaret Wade	1425 Walton Way #723	Augusta, GA	30901
Dorothy Dickson	1425 Walton Way #1122	Augusta, GA	30901
Mary McGahee	1425 Walton Way #516	Augusta, GA	30901
Margaret Robinson	1425 Walton Way #1022	Augusta, GA	30901
Eddie Denton	2244 Broad St #613	Augusta, GA	30904
Betty Grim	2244 Broad St #508	Augusta, GA	30904
Walter Mae Smith	2244 Broad St #610	Augusta, GA	30904
		Augusta, GA	

Resident Association Officers 2003

AREA I

Underwood Homes

Office	Name	Address	City	Phone Number
President	Mamie Blount	109 Dillard Court	Augusta, GA 30901	722-4510
Vice President	Margaret Bussey	118 Yancy Court	Augusta, GA 30901	722-3923
Secretary	Gerri Adams	136 Kinchley Court	Augusta, GA 30901	774-1012
Asst Secretary	Rochelle Kirkland	116 Yancy Court	Augusta, GA 30901	724-6129
Treasurer	Tommi Jo Jones	145 Yancy Court	Augusta, GA 30901	724-2557

Oak Pointe

Office	Name	Address	City	Phone Number
President	Deborah Stitt	719 Demaret Street	Augusta, GA 30901	828-0623
Secretary	Ellsie Wilson	103 East Chapman	Augusta, GA 30901	722-4157
Treasurer	Maggie Fallen	124 Chapman Street	Augusta, GA 30901	724-3546

M. M. Scott

Office	Name	Address	City	Phone Number
President	Dorothy Rose	825 Spruce St #49	Augusta, GA 30901	722-1377
Vice President	Josephine Williams	825 Spruce St #61	Augusta, GA 30901	722-5605
Secretary	Geneva Rivers	825 Spruce St #201	Augusta, GA 30901	722-8536
Asst Secretary	Catherine Sallee	825 Spruce St #53	Augusta, GA 30901	722-2679
Treasurer	Frozena Thomas	825 Spruce St #34	Augusta, GA 30901	724-6228

Allen Homes

Office	Name	Address	City	Phone Number
President	Eddie Vickers	1198 Peters Road	Augusta, GA 30901	
Vice-President	Linda Brooks	505 Hines Street	Augusta, GA 30901	724-0996
Secretary	Jacqueline Thomas	514 Hines Street	Augusta, GA 30901	722-8839

AREA II

Cherry Tree Crossing

Office	Name	Address	City	Phone Number
President	Catherine Byrdsell	1642 McCauley St	Augusta, GA 30901	731-9013
Vice-President	Sherrica Dunn	1627 Floyd Street	Augusta, GA 30901	737-6937

Gilbert Manor

Office	Name	Address	City	Phone Number
President	John Walton	564 Gilbert Manor	Augusta, GA 30901	724-6399
Vice-President	Mary Wright	421 Gilbert Manor	Augusta, GA 30901	724-4204

AREA III

Olmsted Homes

Office	Name	Address	City	Phone Number
Vice-President	Ruth Collins	2109 Broad Street	Augusta, GA 30904	667-6789

AREA IV

Dogwood Terrace

Office	Name	Address	City	Phone Number
President	Larry Paschal	2057 Old Savannah Rd	Augusta, GA 30904	627-2185
Vice-President	Betty Lovett	2075 Bolt Drive	Augusta, GA 30904	774-6010

Jennings Place

Office	Name	Address	City	Phone Number
President	Yvette Berrien	1873 Cooney Circle	Augusta, GA 30901	738-8510
Treasurer	Alretha Berrien	1937 Cooney Circle	Augusta, GA 30901	738-8510

Overlook Apartments.

Office	Name	Address	City	Phone Number
President	Nell Westry	2405 Donna Avenue	Augusta, GA 30906	772-9994
Vice-President	Aceanders Holmes	2712 Brenda Court	Augusta, GA 30906	790-5337
Secretary	Jessica E. McNorrill	2511 Joanne Court	Augusta, GA 30906	793-1184
Treasurer	Cassandra Westry	2405 Donna Avenue	Augusta, GA 30906	772-9994
Chaplain	Sylvester Boone	2717 Brenda Court	Augusta, GA 30906	

SENIORS

Peabody Apartments

Office	Name	Address	City	Phone Number
President	Jessie Doyle	Peabody #723	Augusta, GA 30901	399-2388
Vice-President	Delores Usry	Peabody #522	Augusta, GA 30901	828-5960

Secretary	Margie Wade	Peabody #402	Augusta, GA 30901	826-1727
Asst Secretary	Dorothy Dixon	Peabody #1122	Augusta, GA 30901	N/A
Treasurer	Helen Tanksley	Peabody #727	Augusta, GA 30901	722-7658
Chaplain	Charlene Pugh	Peabody #502	Augusta, GA 30901	724-0093

Hal Powell

Office	Name	Address	City	Phone Number
President	Evelyn Rouse	Hal Powell #613	Augusta, GA 30904	731-0539
Vice-President	Betty Hitt	Hal Powell #508	Augusta, GA 30904	737-6646
Secretary	Wanda Butler	Hal Powell #415	Augusta, GA 30904	481-8620
Asst Secretary	Walter Smith	Hal Powell #610	Augusta, GA 30904	737-2989
Treasurer	Betty Greene	Hal Powell #205	Augusta, GA 30904	737-2417
Chaplain	Irene Morrison	Hal Powell #101	Augusta, GA 30904	737-0489

Ervin Towers

Office	Name	Address	City	Phone Number
President	Ethel Brooks	Ervin Towers #209	Augusta, GA 30901	828-3684
Vice-President	Willie Travis	Ervin Towers #202	Augusta, GA 30901	724-8726
Secretary	Charity Thomas	Ervin Towers #909	Augusta, GA 30901	774-1364
Asst. Secretary	Barbara Stephens	Ervin Towers #504	Augusta, GA 30901	724-4714
Treasurer	James McFadden	Ervin Towers #907	Augusta, GA 30901	823-0599
Chaplain	Nellie Nelson	Ervin Towers #811	Augusta, GA 30901	722-2893

Senior Club

Office	Name	Address	City	Phone Number
President	Dorothy Neely	Peabody #1009	Augusta, GA 30901	828-5200
Vice-President	Margaret Collins	Hal Powell #515	Augusta, GA 30904	738-1647

Secretary	Rosie Pipkins	Pea body #712	Augusta, GA 30901	724-8923
Asst. Secretary	Alphonse Allen	Peabody #527	Augusta, GA 30901	738-5205
Treasurer	Evelyn Rouse	Hal Powell #613	Augusta, GA 30904	731-0539
Chaplain	Nellie Nelson	Ervin Towers #811	Augusta, GA 30901	722-2893
Asst. Chaplain	Marjorie Wade	Peabody #402	Augusta, GA 30901	826-1727

Resident Commissioner

Mary Fallen	8098 Belafonte Drive	Augusta, GA 30901	722-4880
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Secretary	Gerri Adams	136 Kinchley Court	Augusta, GA 30901	774-1012
Asst Secretary	Rochelle Kirkland	116 Yancy Court	Augusta, GA 30901	724-6129
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M. M. Scott

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Vice-President	Betty Lovett	2075 Bolt Drive	Augusta, GA 30904	774-6010

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Secretary	Jessica E. McNorrill	2511 Joanne Court	Augusta, GA 30906	793-1184
Treasurer	Cassandra Westry	2405 Donna Avenue	Augusta, GA 30906	772-9994
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Vice-President	Delores Usry	Peabody #522	Augusta, GA 30901	828-5960

Secretary	Margie Wade	Peabody #402	Augusta, GA 30901	826-1727
Asst Secretary	Dorothy Dixon	Peabody #1122	Augusta, GA 30901	N/A
Treasurer	Helen Tanksley	Peabody #727	Augusta, GA 30901	722-7658
Chaplain	Charlene Pugh	Peabody #502	Augusta, GA 30901	724-0093

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Office	Name	Address	City	Phone Number
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Vice-President	Betty Hitt	Hal Powell #508	Augusta, GA 30904	737-6646
Secretary	Wanda Butler	Hal Powell #415	Augusta, GA 30904	481-8620
Asst Secretary	Walter Smith	Hal Powell #610	Augusta, GA 30904	737-2989
Treasurer	Betty Greene	Hal Powell #205	Augusta, GA 30904	737-2417
Chaplain	Irene Morrison	Hal Powell #101	Augusta, GA 30904	737-0489

Ervin Towers

Office	Name	Address	City	Phone Number
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Vice-President	Willie Travis	Ervin Towers #202	Augusta, GA 30901	724-8726
Secretary	Charity Thomas	Ervin Towers #909	Augusta, GA 30901	774-1364
Asst. Secretary	Barbara Stephens	Ervin Towers #504	Augusta, GA 30901	724-4714
Treasurer	James McFadden	Ervin Towers #907	Augusta, GA 30901	823-0599
Chaplain	Nellie Nelson	Ervin Towers #811	Augusta, GA 30901	722-2893

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Secretary	Rosie Pipkins	Pea body #712	Augusta, GA 30901	724-8923
Asst. Secretary	Alphonse Allen	Peabody #527	Augusta, GA 30901	738-5205
Treasurer	Evelyn Rouse	Hal Powell #613	Augusta, GA 30904	731-0539
Chaplain	Nellie Nelson	Ervin Towers #811	Augusta, GA 30901	722-2893
Asst. Chaplain	Marjorie Wade	Peabody #402	Augusta, GA 30901	826-1727

Resident Commissioner

Mary Fallen	8098 Belafonte Drive	Augusta, GA 30901	722-4880
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2004 5-Year Plan Progress Report For Fiscal Years 2000-2004

The Augusta Housing Authority (AHA) has maintained its mission, goals, and objectives in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and other HUD requirements.

We adopted the Mission Statement to guide the activities of the AHA:

- ❖ The mission of the AHA is the same as the Department of Housing and Urban Development – to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

We are implementing the adopted goals and objectives that were outlined in the 5-Year Plan:

Goal 1: Expand the supply of assisted housing

- ❖ During the April 1, 2002 through March 31, 2003 period, the AHA received 24 additional housing vouchers. Our annual waiting list turnover rate for the Section 8 program for this fiscal period was 16%. Beginning FY 2003, the AHA utilized monies in reserves to issue 200 additional vouchers.
- ❖ We have on-going counseling services available to our residents to decrease the number of vacancies.

Goal 2: Improve the quality of assisted housing

- ❖ The AHA is currently addressing issues that were outlined in the Resident Assessment Survey.
- ❖ AHA has continued to perform modernization work as outlined in the Capital Fund Program.

Goal 3: Increase assisted housing choices

- ❖ The AHA has continued to conduct outreach efforts to potential voucher landlords.

Goal 4: Provide an improved living environment

- ❖ The AHA has continued to implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa as outlined in the Deconcentration Policy. We are also continuing to provide on-site programs: GED classes, childcare, resident service programs, youth centers, and healthcare.

Goal 5: Promote self-sufficiency and asset development of assisted households

- ❖ The AHA will ensure that the number of employed persons in assisted families will continue to increase during the five-year period.
- ❖ AHA is continuing to work with local agencies to provide supportive services to improve assisted recipients' employability and to increase independence for the elderly and families with disabilities.

Goal 6: Ensure equal opportunity and affirmatively further fair housing

- ❖ AHA is taking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. AHA has also coordinated activities with the City's Housing & Neighborhood Development Department to educate the public on fair housing issues.

***Narrative on Retained Rental Income For Resident Related
Improvements and Services***

In accordance with the instructions for form HUD-52723, Retained Rental Income for Resident Related Improvements and Services will be calculated for Fiscal Year End 3-31-2003. The Resulting amount will be included in the Resident Services Budget under line item 4220, Recreation, Publication, and Other Services. The funds will be used in accordance with the rules as outlined in 24 CFR, Part 964 – Tenant Participation and Tenant Opportunities in Public Housing.

Narrative of Conversion Assessment Report

The Conversion Assessment Report was conducted per HUD Regulations as outlined in 24 CFR part 971 and further outlined in Federal Register Volume 64, No. 141 published on July 23, 1999.

The Augusta Housing Authority certifies that it has reviewed each developments operation as public housing and considered the implications of converting the public housing to tenant-based assistance and the based on the Assessment, conversion is either appropriate or inappropriate for conversion to tenant-based assistance. Supporting documentation is maintained on file by the Authority to be reviewed by HUD and the public sector.

Thirteen (13) public housing developments were surveyed and analyzed to determine if a conversion to tenant-based assistance was a viable alternative to public housing. Analysis forms were submitted for each development. Three (3) of the AHA 16 developments were immediately eliminated from the analysis because they are designated as elderly sites, they include the following: Peabody Apartments, Ervin Towers and Hal Powell Apartments.

The analysis indicates that at this time, conversion to tenant-based assistance is not a viable alternative for any of the public housing developments. The financial analysis, however, indicated that it may be financially feasible to convert Olmsted Homes to a tenant-based assistance program. This is a result of the full-scale modernization project currently planned for this development. This is offset by the limited availability of affordable housing in Augusta. Conversion of the development would adversely affect the availability of affordable housing to low-income families and therefore does not qualify for a Conversion Plan.

Section 8 Homeownership Program Capacity Statement

The Augusta Housing Authority shall employ HUD approved provisions to demonstrate its capacity to administer the Section 8 Homeownership Program. The housing authority will establish a minimum downpayment requirement of at least 3 percent and require that at least 1 percent of the downpayment come from the family's resources.

2003 Resident Satisfaction Survey Responses

Neighborhood Appearance

1. A renewed effort will be made to keep all developments free and clear of trash and other debris.
2. Meetings will be held with residents to encourage their assistance in keeping the developments free of litter.

Resident Member AHA Board of Commissioners

NAME: Mary Fallen
808 Belafonte Street
Augusta, GA 30901

METHOD OF SELECTION: Appointment by the Mayor of the City of Augusta, Ga

TERM OF APPOINTMENT: 1-year term (January 2003 – January 2004)

Resident Member AHA Board of Commissioners

NAME: Mary Fallen
808 Belafonte Street
Augusta, GA 30901

METHOD OF SELECTION: Appointment by the Mayor of the City of Augusta, Ga

TERM OF APPOINTMENT: 1-year term (October 2003 – September 2004)