

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2004

**HOUSING AUTHORITY OF COLUMBUS,
GEORGIA**

DRAFT

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of Columbus, Georgia

PHA Number: GA004

PHA Fiscal Year Beginning: (mm/yyyy) 7/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Main Administrative Office of the Local Government
Public Library

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2007
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY 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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - 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: 510 units

- Provide replacement public housing: 304
- Provide replacement vouchers: 357
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget, summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with Consolidated Plan. Please refer to the table of contents for highlights of major initiatives in our Annual Plan:

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- Attachment A: Admissions Policy for Deconcentration
- Attachment B: FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- Attachment C: FY 2004 Capital Fund Program 5 Year Action Plan
- Attachment D: FY 2001 Capital Fund Program P&E Report
- Attachment E: FY 2002 Capital Fund Program P&E Report
- Attachment F: FY 2003 Capital Fund Program P&E Report
- Attachment G: FY2000 Capital Fund Program P&E Report
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment H: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5200	5	4	5	2	3	N/A
Income >30% but <=50% of AMI	3900	4	4	5	2	3	N/A
Income >50% but <80% of AMI	7025	4	3	5	2	3	N/A
Elderly	5300	4	3	5	3	1	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. 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 Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	443		
Extremely low income <=30% AMI	331	74.7%	
Very low income (>30% but <=50% AMI)	99	22.3%	
Low income (>50% but <80% AMI)	13	3%	
Families with children	127	28.7%	
Elderly families	2	.5%	
Families with Disabilities	76	17.2%	
Race/ethnicity(Black)	387	87.4%	
Race/ethnicity(White)	56	12.6%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	304		
2 BR	95		
3 BR	35		
4 BR	9		

Housing Needs of Families on the Waiting List			
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2581		
Extremely low income <=30% AMI	1781	69%	
Very low income (>30% but <=50% AMI)	800	31%	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	1678	65%	
Elderly families	30	1.16%	
Families with Disabilities	335	13%	
Race/ethnicity(Black)	2477	95.97%	
Race/ethnicity(White)	90	3.48%	
Race/ethnicity(Hisp)	14	.55%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (S8) If yes: How long has it been closed (# of months)? 12 Months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

B. 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)

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)

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

B. 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 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2000 grants)		
a) Public Housing Operating Fund	\$6,082,302	\$6,082,302
b) Public Housing Capital Fund	4,703,326	4,703,326
c) HOPE VI Revitalization	5,000,000	5,000,000
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,610,000	7,610,000
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,395,950	2,395,950
4. Other income (list below)		
Other Operating Income	150,500	150,500
Operating Reserve Reduction		
4. Non-federal sources (list below)		
Total resources	25,942,078	25,942,078

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 ©]

A. Public Housing

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

(1) Eligibility

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

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

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

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

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) PHA Occupancy Office

c. 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**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices

- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(2) 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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
 - Closer to employment
 - Education opportunities
- Other: (list below)

c. Preferences

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

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)
Working single person who is not an elderly or displaced person, or a person with disabilities.

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

a. Former Federal preferences:

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

High rent burden

b. Other preferences (select all that apply)

- 2 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
- 3 Other preference(s) (list below)
Working single person who is not an elderly or displaced person, or a person with disabilities.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

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

B. Section 8

Exemptions: 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 below)
 Other (list below)

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

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

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

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

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

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)
PHA Occupancy Office

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

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)
No.1, Disabled; No.2, Displaced

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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)
No.1, Disabled; No.2, Displaced

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 *Not Applicable*

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)

4.PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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)

- 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))

---or---

- 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% than 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)

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

(2) Flat Rents

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

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)

(2) Minimum Rent

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

- \$0
- \$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1742	500
Section 8 Vouchers	1647	360
Section 8 Certificates	-	
Section 8 Mod Rehab	60	17
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Section 8 New Construction	88	15
Other Federal Programs(list individually)	N/A	N/A
Capital Grant	2172	N/A

Title III Nutrition	30	N/A
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C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

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

(2) Section 8 Management: (list below)

- Section 8 Administration Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)
PHA Occupancy Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: George Foster Peabody Homes

2. Development (project) number: GA 4-1R

3. 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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:
 Booker T. Washington, Baker Village Green, E.J. Knight Gardens

Yes No: d) 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:
 George Foster Peabody Homes GA.4-1R

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: George Foster Peabody Homes
1b. Development (project) number: GA 4-1R & 1RA
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(12/06/2002)</u></p>
<p>5. Number of units affected: 510</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 03/19/2003</p> <p>b. Projected end date of activity: 09/30/2008</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

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

George Foster Peabody Homes

C. Coordination between PHA and the police

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

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction 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)

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

D. Other Information Required by HUD

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

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

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

Attachments

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

Attachment A

Excerpt from the ADMISSIONS AND CONTINUED OCCUPANCY POLICY

10.4 DECONCENTRATION POLICY

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

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

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

10.5 Deconcentration Incentives

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

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

Attachment D: Section 8 Homeownership Capacity Statement

The Housing Authority of Columbus, Georgia's Section 8 Homeownership Program is employing the following provisions to meet the capacity requirement of the U.S. Department of Housing and Urban Development.

A purchasing family must invest at least three percent (3%) of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent (1%) of the purchase price must come from the family's personal resources.

Financing for purchases under this Program must generally be provided, insured or guaranteed by the state or federal government, comply with secondary mortgage market requirements or comply with generally accepted private sector underwriting standards.

Required Attachment E: Resident Member on the PHA Governing Board

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

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

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): One year, 11/15/2004

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

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

B. Date of next term expiration of a governing board member:

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

Robert S. Poydasheff, Mayor, Columbus Consolidated Government:

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

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

Ms. Ronisha Alexander
Ms. Louise Banks
Ms. Tekicia Booth
Ms. Erica Brooks
Ms. Debra Bryant
Ms. Belinda Coleman
Ms. Kenyatta Crenshaw
Ms. Donna Culp
Ms. Johnnie Mae Flournoy
Ms. Beatrice Grant
Ms. Bonita Hemphill
Ms. Rosa Hicks
Ms. Yolanda Hicks
Ms. Naomi Jackson
Ms. Victor Jackson
Ms. Tina Johnson
Mr. Doris King
Ms. Laquita Lowe
Ms. Inez Mann
Ms. Sheletha Mason
Ms. Barbara Miller
Ms. Flora Ramsey
Ms. Pat Scott
Ms. Maria Senn
Ms. Melisie Tatum
Ms. Regina Taylor
Ms. Sarah Thomas
Ms. Rachel Uwanawich
Ms. Emma Wright

Required Attachment H: Comments made by the RAB

RAB Comments

1. Chase Apartments: There is no light on the end of the building near the church and not enough parking.
2. There are no phone jacks upstairs in the apartments.
3. Will the old heater units in the walls stay when the central heat and air units are installed?

PHA's Reponse to RAB Comments:

1. CHA will look into getting a light installed and more parking for the tenants.
2. When the inside renovations start taking place, upstairs phone jacks will be installed.
3. The wall units will be removed once the central heat and air units are installed.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: <input type="checkbox"/> GA06P00450104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	\$350,000			
3	1408 Management Improvements	\$500,000			
4	1410 Administration	\$167,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$200,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$535,000			
10	1460 Dwelling Structures	\$1,279,331			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$135,000			
13	1475 Nondwelling Equipment	\$175,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1499 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line16)				
19	Amount of Annual Grant: (sum of lines 2-18)	\$3,341,331			
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance	\$225,000			
22	Amount of line 19 Related to Security				
23	Amount of Line 19 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Operations	1406		\$350,000					
	Management Improvements	1408		\$500,000					
PHA-Wide	Consulting Fees & Software								
	Total 1408			\$500,000					
	Administration	1410							
	CFP Contractor Coordinator Salary			\$67,000					
	CFP Secretary Salary			\$34,000					
	Inspectors (2)			\$66,000					
	Total 1410			\$167,000					
	Fees & Costs	1430							
PHA-Wide	Fees & Cost			\$200,000					
	Site Improvements	1450							
PHA-Wide	Dumpster Enclosures			\$25,000					
	Site Security Lighting			\$75,000					
	Landscaping, Fencing			\$200,000					
	Residential Community Signage			\$25,000					
	Total 1450			\$325,000					
	Site Improvements								
CHA Wide	Sidewalk Replacement		1450		\$70,000				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
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
GA 4-12 Nick Terrace	Replace Outside Security Lighting		1450		\$30,000				
GA 4-12 Nick Terrace	Remove Steps, repair wall and landscape area.		1450		\$10,000				
GA 4-16 E. J. Knight	Rework water run off retention pond		1450		\$40,000				
Ga 4-5 Warren Williams	Replace sewer line in 100 block & landscape		1450		\$60,000				
	Total 1450 Site Improvements				\$535,000				
GA4-2 BTW	Dwelling Structures		1460						
	Install A/C Unit in each apartment			392	\$580,000				
GA4-2 BTW	Upgrade electric system			392	\$345,331				
	Total 1460 BTW				\$925,331				
GA 4-12 Nickolson Terrace	Building Security System, door and hardware improvements.		1460		50,000				
GA 4-12 Nickolson Terrace	Replace Back door Steps		1460		\$5,000				
Ga. 4-10 Farley Homes	Soffitt repairs		1460		\$74,000				
CHA WIDE	Apartment conversion to 504 compliance		1460	15 units	\$225,000				

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
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
	TOTAL 1460 Dwelling Structures				\$1,279,331				
GA. 4-16	Employee Toilet facilities at equipment storage yards.		1470		\$25,000				
CHA WIDE	Equipment Storage and shelters at Maintenance Yards		1470		\$110,000				
	Total 1470				\$135,000				
	Non-Dwelling Equipment								
PHA-Wide	Site Admin Office Furniture		1475.1		\$25,000				
	Computer Equipment & Telephone Equipment		1475.4		\$150,000				
	Total 1475				\$175,000				
	TOTAL 2004				\$3,341,331				

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program No: GA06P00450103 Replacement Housing Factor No:	Federal FY of Grant: 2004
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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 (1)	Actual (2)	Original	Revised (1)	Actual (2)	
All 2004 Funding	July 2006			July 2008			

Attachment C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Columbus, Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
PHA Wide	Annual Statement	1406 Operations \$255,311	1406 Operations \$233,000	1406 Operations \$300,000	1406 Operations \$334,132
		1408 Management Improvements	1408 Management Improvements \$202,481	1408 Management Improvements \$50,000	1408 Management Improvements \$340,709
		1410 Administration \$167,000	1410 Administration \$167,000	1410 Administration \$180,000	1410 Administration \$180,000
		1430 Fees and Cost \$250,000	1430 Fees and Cost \$250,000	1430 Fees and Cost \$120,000	1430 Fees and Cost \$120,000
		1450 Site Improvements \$400,000	1450 Site Improvements \$300,000	1450 Site Improvements \$136,045	1450 Site Improvements \$95,288
		1460 Dwelling Structures \$1,500,000	1460 Dwelling Structures \$1,290,000	1460 Dwelling Structures \$1,938,243	1460 Dwelling Structures \$1,615,088
		1465.1 Dwelling Equipment Non expendable \$70,000	1465.1 Dwelling Equipment Non expendable \$60,350	1465.1 Dwelling Equipment Non exp. \$44,800	Debt Service \$400,000
		1485 Demolition \$142,500	1475 Non Dwelling Equipment \$100,000	1475 Nondwelling Equipment \$108,243	1502 Contingency \$256,114
		1495.1 Relocation Cost \$156,520	1485 Demolition \$142,500	1495.1 Relocation Cost \$64,000	
		Debt Service \$400,000	1495.1 Relocation Cost \$96,000	Debt Service \$400,000	
			1502 Contingency \$100,000		
			Debt Service \$400,000		
Total CFP Funds (Est.)		\$3,341,331	\$3,341,331	\$3,341,331	\$3,341,331
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005			Activities for Year: __3__ FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA WIDE					
	CHA Wide	1406 Operations	\$255,311		1406 Operations	\$233,000
					1408 Management Improvements	
					Consultants, software	\$202,481
		1410 Administration			1410 Administration	
		Mod Coordinator	\$67,000		Mod Coordinator	\$67,000
		Mod Secretary	\$33,000		Mod Secretary	\$33,000
		Inspectors (2)	\$67,000		Inspectors (2)	\$67,000
		Total 1410	\$167,000		Total 1410	\$167,000
		1430 Fees & Cost	\$250,000		1430 Fees & Cost	\$250,000
		1450 Site Improvements. Parking upgrades, fencing , lighting, landscaping.	\$400,000		1450 Site Improvements Parking upgrades fencing, lighting, landscaping	\$300,000
	Wilson Homes 4-6	1460 Dwelling Structures 100 units		Wilson Homes 4-6	1460 Dwelling Structures 86 units	
	Wilson Homes 4-6	Electrical Upgrade @ \$4,000/unit	\$400,000	Wilson Homes 4-6	Electrical Upgrade @ \$4,000/unit	\$344,000
	Wilson Homes 4-6	Kitchen Up-Grade @ \$5,000/unit	\$500,000	Wilson Homes 4-6	Kitchen Up-Grade @ \$5,000/unit	\$430,000
	Wilson Homes 4-6	Window Repair & Blinds \$1,000/unit	\$100,000	Wilson Homes 4-6	Window Repair & Blinds \$1,000/unit	\$86,000
	Wilson Homes 4-6	Exterior door and Screen Replacement@ \$1,400/unit	\$140,000	Wilson Homes 4-6	Exterior door and Screen Replacement@ \$1,400/unit	\$120,400
	Wilson Homes 4-6	Paint Unit @ \$1,000/unit	\$100,000	Wilson Homes 4-6	Paint Unit @ \$1,000/unit	\$86,000
	Wilson Homes 4-6	Washer & Dryer Connections@ \$900/unit	\$90,000	Wilson Homes 4-6	Washer & Dryer Connections@ \$900/unit	\$77,400
	Wilson Homes 4-6	Clean and Seal Floor Tile@400/unit	\$40,000	Wilson Homes 4-6	Clean and Seal Floor Tile@400/unit	\$34,400
	Wilson Homes	Bathroom Tub	\$130,000	Wilson Homes	Bathroom Tub	\$111,800

	4-6	Replacement & Vanity		4-6	Replacement	
		Total 1460	\$1,500,000		Total 1460	\$1,290,000
	Wilson Homes 4-6	1465.1 Kitchen appliances	\$70,000	Wilson Homes 4-6	1465.1 Kitchen Appliances	\$60,350
	Wilson 406	1485 Demolition 27 Units	\$82,500	Wilson Homes 4-6	1485 Demolition 27 Units	\$82,500
	Canty Homes 4-8	1485 Demolition 20 units	\$60,000	Canty Homes 4-8	1485 Demolition 20 units	\$60,000
	Wilson Homes 4-6	1495.1 Relocation Cost	\$156,520	Wilson Homes 4-6	1495.1 Relocation Cost	\$96,000
		1501 Debt Service See Below	\$400,000		1501 Debt Service	\$400,000
	Wilson Homes Ga 4-6	Outside building façade Improvements 1460 250 New porches, siding, etc.		CHA WIDE	1475 Non Dwelling Equipment	\$100,000
		Transform exterior of building	\$2,500,000 Bond Money		1502 Contingency	\$100,000
	Canty Homes Ga. 4-8 Canty Homes Addition 4-9	Outside building façade Improvements 1460 210 Units New porches, siding, etc.			Grand Total 2006	\$3,341,331
		Transform exterior of building	\$2,100,000 Bond Money			
		Grand Total 2005	\$3,341,331			
			Bond Money Not Included			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA Wide					
		1406 Operations	\$300,000		1406 Operations	\$334,132
		1408 Management Improvements	\$50,000		1408 Management Improvements	\$340,709
					Consultants, software	
		1410 Administration			1410 Administration	
		Mod Coordinator	\$66,690		Mod Coordinator	\$66,690
		Mod Secretary	\$33,345		Mod Secretary	\$33,345
		Inspectors (3)	\$79,965		Inspectors (3)	\$79,965
		Total 1410	\$180,000		Total 1410	\$180,000
	PHA Wide	1430 Fees & Cost	\$120,000			
		1450 Site Improvements	0		1430 Fees & Cost	\$120,000
				Baker Green 4-13	1450 Site Improvements Landscaping, Lighting	\$95,288
	Wilson Homes 4-6	1460 Dwelling Structures 64 units		Baker Green 4-13	1460 Dwelling Structures	
	Wilson Homes 4-6	Electrical Upgrade @ \$4,000/unit	\$256,000	Baker Green 4-13	New Roofs	\$235,000
	Wilson Homes 4-6	Kitchen Up-Grade @\$5,000/unit	\$320,000	Baker Green 4-13	New Kitchen	\$235,000
	Wilson Homes 4-6	Window Repair & Blinds \$1,000/unit	\$64,000	Baker Green 4-13	Electrical Upgrade	\$188,000
	Wilson Homes 4-6	Exterior door and Screen Replacement@\$1,400/unit	\$89,600	Baker Green 4-13	Abatement and new tile floor	\$159,800
	Wilson Homes 4-6	Paint Unit @\$1,000/unit	\$64,000	Baker Green 4-13	Upgrade bathrooms	\$235,000

	Wilson Homes 4-6	Washer & Dryer Connections@ \$900/unit	\$57,600	Baker Green 4-13	New Interior & Exterior doors	\$94,000
	Wilson Homes 4-6	Clean and Seal Floor Tile@400/unit	\$25,600	Baker Green 4-13	Paint Apartment	\$72,200
	Wilson Homes 4-6	Bathroom Tub Replacement & vanity	\$83,200	Baker Green 4-13	Rebuild Front Porches	\$112,800
		Total 1460	\$960,000	Baker Green 4-13	Sheetrock walls	\$188,000
	Wilson Homes 4-6	1465.1 Dwelling Equipment Non expendable	\$44,800		Total 1460 Baker Green	\$1,615,088
	Wilson Homes 4-6	1495.1 Relocation Cost	\$64,000			
		Debt Service	\$400,000		Debt Service	\$400,000
	CHA WIDE	1475 Non dwelling Equipment			1502 Contingency	\$256,114
		1475.1 Computer Equipment	\$108,243			
					Grand Total 2008	\$3,341,331
	Nick Terrace 4-11	1460 Dwelling Structures				
	Nick Terrace 4-11	New Roof	\$120,000			
	Nick Terrace 4-11	New Water Heaters & Storage Vessel	50,000			
	Baker Green 4-13	1450 Site Improvements Landscaping, Lighting	\$136,045			
	Baker Green 4-13	1460 Dwelling Structures				
		New Roofs	\$125,000			
		New Kitchen	\$125,000			
		Electrical Upgrade	\$100,000			
		Abatement and new tile floor	\$85,000			
		Upgrade bathrooms	\$125,000			
		New Interior & Exterior doors	\$48,243			
		Paint Apartment	\$40,000			
		Rebuild Front Porches	\$60,000			
		Sheetrock walls	\$100,000			

		Total 1460 Baker Green	\$808,243			
		Grand Total	\$3,341,331			
		Grand Total 2007	\$3,341,331			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment D

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised(1)	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	200,000	200,000	200,000	200,000
3	1408 Management Improvements	39,065	43,705	43,705	43,705
4	1410 Administration	166,725	166,725	166,725	145,228
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	248,735	283,617	283,617	218,469
8	1440 Site Acquisition	0			
9	1450 Site Improvement	274,196	274,195	274,195	274,195
10	1460 Dwelling Structures	2,547,169	2,588,654	2,588,654	1,955,913
11	1465.1 Dwelling Equipment—Nonexpendable	120,092	70,026	70,026	57,276
12	1470 Nondwelling Structures	80,000	51,945	51,945	51,945
13	1475 Nondwelling Equipment	84,000	81,115	81,115	81,115
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1495.1 Relocation Costs	0	0	0	0
17	1498 Mod used for development	0			
18	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
19	Amount of Grant (Sum of lines 2-18)	3,759,982	3,759,982	3,759,982	3,027,848
20	Amount of line 18 Related to LBP Activities	122,640	0		
21	Amount of line 19 Related to Section 504 compliance	270,000	0		
22	Amount of line 19 Related to Security	125,000	30,000		
23	Amount of line 19 Related to Energy Conservation Measures	470,763	1,376,857		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Management Improvements</u>	1408						
	Family Self Sufficiency Coordinator			0	0			
	Upgrade existing phone system			0	0			
	Replace lawn equipment			0	0			
	Replace office furnishings at all development			0	0			
	Upgrade existing PC systems			39,065	43,705	43,705	43,705	
	Replace Carpet in Offices			0	0			
	Total 1408			39,065	43,705	43,705	43,705	
	<u>Administration</u>	1410						
	CGP Contractor Coordinator Salary			66,690	66,690	66,690	45,193	
	CGP Secretary Salary			33,345	33,345	33,345	33,345	
	Inspector			66,690	66,690	66,690	66,690	
	Total 1410			166,725	166,725	166,725	145,228	
	Contingency	1502		0	0	0	0	
	Operations	1406		200,000	200,000	200,000	200,000	
	<u>Fees and Costs</u>	1430						

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-001	4-1: Peabody			0	0			
GA06P004-002	4-2: Booker T. Washington			0	0			
GA06P004-005	4-5: Warren Williams			25,790	28,979	28,979	28,979	Complete
GA06P004-006	4-6: Wilson Homes			81,950	82,633	82,633	29,888	In Progress
GA06P004-007	4-7: Chase Homes			0	0			
GA06P004-008	4-8: Canty Homes			78,155	78,215	78,215	65,813	In Progress
GA06P004-009	4-9: Canty Homes Addition			25,520	25,520	25,520	25,520	Complete
GA06P004-010	4-10: Farley Homes			14,245	45,195	45,195	45,195	Complete
GA06P004-011	4-11: Rivers Homes			0	0			
GA06P004-012	4-12: Nicholson Terrace			0	0			
GA06P004-013	4-13: Baker Village Green			0	0			
GA06P004-016	4-16: E.J. Knight Gardens			0	0			
GA06P004-017	4-17: E.J. Knight Gardens			0	0			
PHA-WIDE	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			23,075	23,075	23,075	23,075	Complete
	Total Cost 1430			248,735	283,617	283,617	218,470	
GA06P004-013	Site Improvements:							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Baker Village 413	Hedges & Berms	1450		0	0			
	Replace underground utilities			0	0			
	Install street lights			0	0			
	Install outdoor security camera stations			0	0			
	Total 1450			0	0	0	0	
	Dwelling Structures:							
	Redesign building interior to provide contemporary apt. design:	1460						
	Removal of existing interior (gut 110 Units)			0	0			
	Remodel kitchens			0	0			
	Replace bathroom plumbing fixtures & piping			0	0			
	Replace electrical service, wiring & fixtures			0	0			
	Abate asbestos			0	0			
	LBP Abatement			0	0			
	Install laundry connections			0	0			
	504 Accessibility			0	0			
	Install vent hood at stove			0	0			
	Repair ceilings & walls			0	0			
	Insulate exterior walls			0	0			
	Install new HVAC systems			0	0			
	Install new water heaters			0	0			
	Install new water cut-off for each apartment			0	0			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace floor tile			0	0			
	Replace interior doors			0	0			
	Replace gas piping			0	0			
	Install heavy duty screens			0	0			
	Replace roof shingles, flashing			0	0			
	Replace front & rear door locks			0	0			
	Replace front & rear screen doors			0	0			
	Replace porches & outside storage			0	0			
	Replace windows			0	0			
	Total 1460			0	0	0	0	
	Dwelling Equipment:							
Baker Village 413	Replace stoves & refrigerators	1465.1	55	0	0			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Continued	Install laundry appliances			0	0			
	Total 1465.1			0	0	0	0	
	Non-Dwelling Structures:							
	Remodel rental office	1470		0	0			
	Total 1470			0	0	0	0	
	Relocation:							
	Relocation Costs	1495.1		0	0			
	Total 1495.1			0	0	0	0	
	Total Baker Village Green							
	0							
GA06P004-006	Site Improvements:							
Wilson Homes	Repair/Replace concrete sidewalks	1450		12,971	12,970	12,970	12,970	Complete
	Replace clotheslines			8,647	8,647	8,647	8,647	Complete
	Widen & resurface driveways and dumpster pads			252,578	252,578	252,578	252,578	Complete
	Landscape planting/erosion control			0	0	0	0	
	Total Wilson-1450			274,196	274,195	274,195	274,195	
	Dwelling Structures							
	Install New Central HVAC	1460	205	820,357	726,981	726,981	392,621	In Progress

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install Fire Cutoff Barriers		205	307,500	110,122	110,122	51,726	<i>In Progress</i>
	New Electric Water Heater and Electric Curcuits		205	123,000	123,000	123,000	56,262	<i>In Progress</i>
	New Electric Stove Outlets		205	61,500	61,500	61,500	61,500	<i>In Progress</i>
	Kitchen Cabinet Modifications		205	61,500	74,402	74,402	74,402	<i>In Progress</i>
	New Closet for HVAC System		205	82,000	82,000	82,000	82,000	<i>In Progress</i>
	Total 1460			1,455,857	1,178,005	1,178,005	718,511	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	205	0	0			
	Total 1465			0	0	0	0	
	Total Wilson Homes			1,730,053	1,452,200	1,452,200	992,706	
	<u>Dwelling Structures</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: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-008	Install New Central HVAC	1460	159	556,500	727,948	727,948	675,207	<i>In Progress</i>
Canty	Install Fire Cutoff Barriers		159	238,500	70,131	70,131	70,131	<i>In Progress</i>
	New Electric Water Heater and Electric Curcuits		159	95,400	161,018	161,018	147,460	<i>In Progress</i>
	New Electric Stove Outlets		159	47,700	56,559	56,559	53,868	<i>In Progress</i>
	Kitchen Cabinet Modifications		159	47,700	250,618	250,618	172,493	<i>In Progress</i>
	New Closet for HVAC System		159	47,500	84,592	84,592	58,461	<i>In Progress</i>
	Total 1460			1,033,300	1,350,865	1,350,865	1,177,619	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	159	55,650	38,250	38,250	25,500	<i>In Progress</i>
	Total 1465.1			55,650	38,250	38,250	25,500	
	<u>NonDwelling Structures</u>							
	Renovate Canty Rent Office	1470		0	0	0	0	
	Total 1470			0	0	0	0	
	Total Canty			1,088,950	1,389,115	1,389,115	1,203,119	
GA06P004-010	<u>Site Improvements</u>							
Farley	Drainage and Erosion Improvement	1450		0	0			
	Improvements to Playground			0	0			
	Sidewalk repair			0	0			
	Total 1450			0	0	0	0	
	<u>Dwelling Equipment</u>							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	New 30" Electric Stove	1465.1	102	26,100	0	0	0	
	Total 1465.1			26,100	0	0	0	
	Total Farley Homes			26,100	0	0	0	
	Computer Hardware	1475		54,000	55,887	55,887	55,887	Complete
	Replace office furnishings at all developments			30,000	25,229	25,229	25,229	Complete
	Upgrade existing phone system			0	0	0	0	
	Total 1475			84,000	81,115	81,115	81,115	
	<u>Non-Dwelling Structures:</u>							
	Upgrade existing phone system (Renovate Central Office)	1470		60,000	30,000	30,000	30,000	Complete
	Replace carpet in offices			20,000	21,945	21,945	21,945	Complete
	Total Central Office 1470			80,000	51,945	51,945	51,945	
	<u>Dwelling Structures</u>							
GA06P004-405 Warren Williams	Storm Door Replacement	1460		58,012	59,784	59,784	59,784	Complete
	Total 1460			58,012	59,784	59,784	59,784	
	<u>Dwelling Equipment</u>							
	Replace Stoves & Refrigerators @ \$700	1465		38,342	31,776	31,776	31,776	Move diff to 202
	Total 1465			38,342	31,776	31,776	31,776	
	<u>Relocation:</u>							
	Relocation Costs	1495		0	0	0	0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1495			0	0	0	0	
	Total Warren Williams			96,354	91,560	91,560	91,560	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P0045101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	Mar-2003			Sep-2004			
Baker Village 413	Mar-2003	Deferred Indefinitely		Sep-2004	Deferred Indefinitely		
Wilson 4-6	Mar-2003			Sep-2004			
Canty 4-8		Jun-2003			Jun-2005		
Farley 410		Jun-2003			Jun-2005		

CAPITAL FUND PROGRAM TABLES START HERE

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	500,000	500,000	500,000	500,000
3	1408 Management Improvements	400,000	268,457	183,990	183,990
4	1410 Administration	166,725	166,725	166,725	53,254
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	168,625	183,383	159,218	71,440
8	1440 Site Acquisition				
9	1450 Site Improvement	651,157	853,888	232,344	232,344
10	1460 Dwelling Structures	1,298,041	1,039,049	1,063,241	763,330
11	1465.1 Dwelling Equipment—Nonexpendable	0	128,795	0	0
12	1470 Nondwelling Structures	363,718	347,766	301,451	301,451
13	1475 Nondwelling Equipment	5,000	50,598	35,725	26,011
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	0	14,605	14,605	0
17	1499 Mod used for development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	3,553,266	3,553,266	2,657,299	2,131,820

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security – Soft Costs				
23	Amount of line 19 Related to Energy Conservation Measures	832,000			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		500,000	500,000	500,000	500,000	
PHA-Wide	<u>Management Improvements</u>	1408		400,000	0	0	0	<i>Moved bal to 1450</i>
	Computer software				41,003	13,113	13,113	
	Computer Software Training				52,503	5,926	5,926	
	Salary Comparability Study				22,500	22,500	22,500	<i>Complete</i>
	Hope VI Consulting Fees				142,451	142,451	142,451	<i>Complete</i>
	Market Assessment on Baker 413 & BTW				10,000	0	0	
	Total 1408			400,000	268,457	183,990	183,990	
	<u>Administration</u>	1410						
	CFP Contractor Coordinator Salary			66,690	66,690	66,690	0	
	CFP Secretary Salary			33,345	33,345	33,345	13,037	
	Inspectors (2)			66,690	66,690	66,690	40,217	
	Total 1410			166,725	166,725	166,725	53,254	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Fees & Cost</u>							
PHA-Wide	Fees & Cost	1430		100,000				
	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			68,625	68,625	68,625	68,625	Complete
	GA 406 Chase Homes				45,980	45,980	0	In Progress
	GA 408 Canty				24,520	23,770	2,815	In Progress
	GA 405 Warren Williams				17,040	0	0	
	GA 410 Farley Homes				27,218	20,843	0	
	Total 1430			168,625	183,383	159,218	71,440	
401 Peabody	Redevelopment	1499		0	0	0	0	
406 Wilson Homes	<u>Dwelling Structures</u>	1460						
100 Units	Install New Central HVAC		100 Units	289,000	318,690	342,882	290,693	In Progress
	Install Fire Cutoff Barriers in Attic		100 Units	108,000	12,866	12,866	0	In Progress
	New Electric Water & Electric Curcuit		100 Units	105,754	18,633	18,633	0	In Progress
	New Electric Stove Outlets		100 Units	21,675	47,459	47,459	718	In Progress
	Kitchen Cabinet Modifications		100 Units	21,675	102,368	102,368	3,657	In Progress
	New Closet for HVAC System		100 Units	28,900	94,770	94,770	23,999	In Progress

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			575,004	594,786	618,978	319,067	
	<u>Dwelling Equipment Non-Expendable</u>							
	30" Electric Stoves	1465.1	72	0	0			
	Total 1465			0	0	0	0	
	Total Wilson Homes			575,004	594,786	618,978	319,067	
408 Canty Homes	<u>Site Improvements</u>	1450						
	Sewer Replacement			0	0			
	Total 1450			0	0	0	0	
	<u>Dwelling Structures</u>							
	Replace Roofes, Soffits and Fascia	1460		304,000	222,131	222,131	222,131	<i>Complete</i>
	Total 1460			304,000	222,131	222,131	222,131	
	<u>Dwelling Equipment Nonexpendable</u>	1465.1						
	30" Electric Stoves		159	0	2,295	0	0	<i>Moved from FY 2001</i>

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Structures</u>							
	Renovate Canty Rental Office	1470		225,000	226,003	179,688	179,688	<i>In Progress</i>
	Total 1470			225,000	226,003	179,688	179,688	
	Total Canty Homes			529,000	450,429	401,819	401,819	
409 Canty Addition	<u>Site Improvements</u>							
	Sewer Replacement	1450		0	0			
	Total 1450			0	0	0	0	
	<u>Dwelling Structures:</u>							
	Replace Roffing, Soffits and Fascia	1460		237,500	222,132	222,132	222,132	<i>Complete</i>
	Total 1460			237,500	222,132	222,132	222,132	
	Total Canty Addition			237,500	222,132	222,132	222,132	
GA407 Chase	<u>Dwelling Structures</u>	1460						
	Install New Central HVAC		108 Units	0	0			
	Install Fire Cutoff Barriers in Attic		108 Units	0	0			
	New Electric Water Heaters & Electric Circuit		108 Units	0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				0	0			
	New Electric Stove Outlets		108 Units	0	0			
	Kitchen Cabinet Modifications		108 Units	0	0			
	Total 1460			0	0	0	0	
	<u>Dwelling Equipment Non-Expendable</u>	1465.1						
	30" Electric Stoves		108 Units	0	0			
	Total 1465.1			0	0	0	0	
	Total Chase			0	0	0	0	
Baker Village 413	Redevelopment	1499		0	0	0	0	
	Total Redevelopment			0	0	0	0	
	<u>Non-Dwelling Structures</u>							
Central Office	Paint, carpet and replace ceiling etc.	1470		95,000	76,842	76,842	76,842	<i>Complete</i>
	Total 1470			95,000	76,842	76,842	76,842	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Replace computer hardware	1475		5,000	12,977	4,104	4,104	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Office Furnishings	1475		0	37,621	31,621	21,907	
	Total 1475			5,000	50,598	35,725	26,011	
GA405	<u>Site Improvements</u>							
Warren Williams	Playground Equipment	1450		30,000	30,000	0	0	<i>Out for bid May 2004</i>
	Landscaping Planting			219,000	231,244	231,244	231,244	<i>Complete</i>
	Security Lighting			0	1,100	1,100	1,100	<i>Complete</i>
	Total 1450			249,000	262,344	232,344	232,344	
	<u>Relocation Cost</u>							
	Relocation Cost	1495		0	14,605	14,605	0	<i>Complete</i>
	Total 1495			0	14,605	14,605	0	
	Total Warren Williams			249,000	276,949	246,949	232,344	
GA410 Farley	<u>Dwelling Structures</u>							
	Kitchen Cabinet Modifications	1460	102 Units	181,537	0	0	0	<i>Move to 1450 & 1475</i>

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			181,537	0	0	0	
	<u>Non-Dwelling Structures</u>							
	Remodel Rental office	1470	1 Unit	43,718	44,921	44,921	44,921	<i>Complete</i>
	Total 1470			43,718	44,921	44,921	44,921	
	Total Farley Homes			225,255	44,921	44,921	44,921	
CHA-Wide	<u>Site Improvements</u>							
	Dumpsters enclosures	1450		100,000	100,000	0	0	<i>Out for bid Apr 2004</i>
	Security Lighting			150,000	150,000	0	0	<i>Out for bid Apr 2004</i>
	Landscaping			152,157	341,544	0	0	<i>Out for bid Apr 2004</i>
	Total 1450			402,157	591,544	0	0	
GA402 BTW	<u>Dwelling Equipment</u>							
	Replace Refrigerators	1465.1	392	0	126,500	0	0	<i>Out for bid Apr 2004</i>
	Total 1465.1			0	126,500	0	0	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450102 Replacement Housing Factor No:				Federal FY of Grant: 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	
PHA Wide	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
401 Peabody	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
406 Wilson	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
408 Canty	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
409 Canty Add	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
407 Chase	Dec-2003	Jun-2004		Sep-2005	Jun-2006		
413 Baker Green	Dec-2003	Jun-2004		Sep-2005	Jun-2006		

CAPITAL FUND PROGRAM TABLES START HERE

Attachment F

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	275,868	275,868	275,868	275,868
3	1408 Management Improvements	100,000	100,000	0	0
4	1410 Administration	166,725	166,725	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	507,567	522,522	0	0
10	1460 Dwelling Structures	858,732	858,732	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	224,784	224,784	41,549	526
14	1485 Demolition	25,000	10,045	10,045	10,045
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	0	0		
17	1499 Mod used for development	500,000	500,000	0	0
18	1502 Contingency (May not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	2,758,676	2,758,676	327,462	286,439

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Columbus, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		275,868	275,868	275,868	275,868	
	<u>Management Improvements</u>							
PHA-Wide	Consulting Fees	1408		100,000	100,000	0	0	
	Total 1408			100,000	100,000	0	0	
	<u>Administration</u>	1410						
	CFP Contractor Coordinator Salary			66,690	66,690			
	CFP Secretary Salary			33,345	33,345			
	Inspectors (2)			66,690	66,690			
	Total 1410			166,725	166,725	0	0	
	<u>Fees & Cost</u>	1430						
PHA-Wide	Fees & Cost			100,000	100,000			
	Total 1430			100,000	100,000	0	0	
	<u>Site Improvements</u>	1450						
PHA-Wide	Dumpster Enclosures			5,410	5,410			<i>Out for bid Fall 2004</i>

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Columbus, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Security Lighting			50,000	50,000			<i>Out for bid Fall 2004</i>
	Landscaping			50,000	50,000			<i>Out for bid Fall 2004</i>
	Residential Community Signage			100,000	100,000			<i>Out for bid Fall 2004</i>
	Total 1450			205,410	205,410	0	0	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Central Office Furniture	1475.1		60,000	60,000	24,463	0	
	Computer Equipment	1475.4		164,784	164,784	17,086	526	
	Total 1475			224,784	224,784	41,549	526	
GA409 Canty Addition	Demo Building 904	1485		25,000	10,045	10,045	10,045	<i>Complete</i>
GA413 Baker	Development	1499		500,000	500,000	0	0	
GA407 Chase	<u>Dwelling Structures</u>							
	Install New Central HVAC		108 Units	432,000	432,000			<i>Out for bid Summer 2004</i>

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install Fire Cutoff Barriers in Attic		108 Units	162,000	162,000			<i>Out for bid Simmer 2004</i>
	Upgrade electrical system		108 Units	264,732	264,732			<i>Out for bid Simmer 2004</i>
	Total Chase 1460			858,732	858,732	0	0	
	<u>Site Improvements</u>							
GA408 Canty	Sewer Replacement	1450		152,157	152,157			<i>Out for bid Simmer 2004</i>
	Total 1450			152,157	152,157	0	0	
	<u>Site Improvements</u>							
GA409 Canty	Sewer Replacement	1450		150,000	164,955			<i>Out for bid Simmer 2004</i>
Addition	Total 1450			150,000	164,955	0	0	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450103 Replacement Housing Factor No:				Federal FY of Grant: 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	
All 2003 Funding	09/16/05			09/16/07			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	309,846	353,965	353,965	353,965
3	1408 Management Improvements	50,477	50,477	50,477	50,477
4	1410 Administration	130,350	130,350	130,350	130,350
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	214,595	179,778	179,778	179,778
8	1440 Site Acquisition				
9	1450 Site Improvement	282,994	283,593	283,593	283,593
10	1460 Dwelling Structures	2,253,424	2,247,010	2,247,010	2,247,010
11	1465.1 Dwelling Equipment—Nonexpendable	70,239	68,624	68,624	68,624
12	1470 Nondwelling Structures	336,165	334,233	334,233	334,233
13	1475 Nondwelling Equipment	13,917	13,917	13,917	13,917
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	22,533	22,593	22,593	22,593
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 16)	0	0	0	0
19	Amount of Grant (Sum of lines 2-18)	3,684,540	3,684,540	3,684,540	3,684,540
20	Amount of Line 18 Related to LBP Activities	82,500	0		
21	Amount of line 19 Related to Section 504 Compliance	108,700	0		
22	Amount of Line 19 Related to Security	70,000	70,000		
23	Amount of Line 19 Related to Energy Conservation Measures	610,740	924,000		

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Management Improvements	1408						
	Family Self Sufficiency Coordinator							
	Salary			13,821	13,821	13,821	13,821	
	Fringes			8,818	8,818	8,818	8,818	
	Upgrade Existing Computer and Telephone Systems			27,838	27,838	27,838	27,838	Complete
	Total 1408			50,477	50,477	50,477	50,477	
	Administration	1410						
	CGP Contractor Coordinator Salary			48,975	48,975	48,975	48,975	
	CGP Secretary Salary			23,320	23,320	23,320	23,320	
	Inspector			27,965	27,965	27,965	27,965	
	Fringes			30,090	30,090	30,090	30,090	
	Total 1410			130,350	130,350	130,350	130,350	
	Contingency	1502		0	0	0	0	
	Operations	1406		309,846	353,965	353,965	353,965	
	Fees and Costs	1430						
GA06P004-001	4-1: Peabody			0	0			
GA06P004-002	4-2: Booker T. Washington			0	0			
GA06P004-005	4-5: Warren Williams			108,876	105,687	105,687	105,687	Complete

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Fees & Costs Continued								
GA06P004-006	4-6: Wilson Homes			683	0	0	0	
GA06P004-007	4-7: Chase Homes			11,320	11,325	11,325	11,325	Complete
GA06P004-008	4-8: Canty Homes			0	0	0	0	
GA06P004-009	4-9: Canty Homes Addition			41,415	41,415	41,415	41,415	Complete
GA06P004-010	4-10: Farley Homes			30,950	0	0	0	
GA06P004-011	4-11: Rivers Homes			0				
GA06P004-012	4-12: Nicholson Terrace			0				
GA06P004-013	4-13: Baker Village Green			0				
GA06P004-016	4-16: E.J. Knight Gardens			0				
GA06P004-017	4-17: E.J. Knight Gardens			21,351	21,351	21,351	21,351	Complete
	Total Cost 1430			214,595	179,778	179,778	179,778	
GA06P004-005	Site Improvements:							
Warren Williams	Remove and Replace Playground Equipment	1450		0	0	0	0	
	Landscaping Planting			20,779	21,378	21,378	21,378	Complete
	Replace Sanitary Sewers			0	0			
	Repair Broken Sidewalks			0	0			
	Resurface Parking Lots & Widen Service Drives			103,065	103,065	103,065	103,065	complete
	Install Curb Valves			0	0			
	Total 1450			123,844	124,443	124,443	124,443	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures-Phase II 72 Units</u>							
	Install New Roof Shingles, Flashings	1460	72	0	0			
	Remodel Kitchens		72	0	0			
	Remodel Bathrooms		72	0	0			
	Install New HVAC		72	0	0			
	Remove & Replace Floor Tile & Base		72	0	0			
	Install Closets in Dead Space Areas		72	0	0			
	Paint Interiors		72	0	0			
	Weatherstrip Doors		72	0	0			
	Insulate Exterior Walls & Cover with Drywall		72	263,109	263,109	263,109	263,109	<i>Complete</i>
	Insulate Ceilings		72	0	0			
	Install New Electrical Service		72	88,230	88,230	88,230	88,230	<i>Complete</i>
	Install New Water Heaters		72	0	0			
	Replace Exterior Door Locks		72	0	6,533	6,533	6,533	<i>Complete</i>
	Install New Caulking at door & Window Openings		72	1,760	1,760	1,760	1,760	<i>Complete</i>
	Pain Exterior Trim		72	0	0			
	Replace Deteriorated Porch Rails		72	0	0			
	Replace Settling Porch Steps		72	0	0			
	Total 1460			353,099	359,632	359,632	359,632	
	<u>Dwelling Equipment:</u>							
	Replace Stoves & Refrigerators @ \$700	1465.1	72	26,658	26,345	26,345	26,345	<i>Complete</i>
	Total 1465.1			26,658	26,345	26,345	26,345	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Structures:</u>							
	Construct Addition to Admin. Bldg. For Security Dept.	1470		66,219	66,219	66,219	66,219	<i>Complete</i>
	Total 1470			66,219	66,219	66,219	66,219	
	<u>Relocation:</u>							
	Relocation Costs	1495.1		22,533	22,593	22,593	22,593	<i>Complete</i>
	Total 1495.1			22,533	22,593	22,593	22,593	
	Total Warren Williams			592,353	599,233	599,233	599,233	
GA00P004-007	<u>Non-Dwelling Structures</u>							
Chase	Remodel Rent Office	1470		179,567	177,634	177,634	177,634	<i>Complete</i>
	Total Chase Homes			179,567	177,634	177,634	177,634	
GA006P004-010	<u>Dwelling Structures</u>							
Farley	Install Central HVAC	1460	102	311,016	311,016	311,016	311,016	<i>Complete</i>
	Fire Cutoff Barrier in Attic		102	37,228	37,228	37,228	37,228	<i>Complete</i>
	New Electric Water Heater and Electric Circuit		102	57,555	57,555	57,555	57,555	<i>Complete</i>
	New Electric Stove Outlets		102	132,600	132,600	132,600	132,600	<i>Complete</i>
	Kitchen Cabinet Modifications		102	230,872	230,872	230,872	230,872	<i>Complete</i>
	Total 1460			769,271	769,272	769,272	769,272	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stove	1465.1	102	13,499	13,006	13,006	13,006	<i>Complete</i>
	Total 1465.1			13,499	13,006	13,006	13,006	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Structures</u>							
	Remodel Rental Office	1470	1	82,967	82,967	82,967	82,967	Complete
	Total 1470			82,967	82,967	82,967	82,967	
	Total Farley Homes			865,737	865,245	865,245	865,245	
GA06P004-009	<u>Site Improvements</u>							
Canly Addition	Replace Playground Equipment	1450	1	0	0	0	0	
	Total 1450			0	0	0	0	
	<u>Dwelling Structures</u>							
	Install Central HVAC	1460	110	276,674	278,565	278,565	278,565	Complete
	Install Fire Cutoff Barriers		110	16,073	16,073	16,073	16,073	Complete
	Install Electric Water Heater and Circuits		110	66,886	66,886	66,886	66,886	Complete
	New Electric Stove Outlets		110	36,325	47,565	47,565	47,565	Complete
	Kitchen Cabinet Modifications		110	341,875	324,096	324,096	324,096	Complete
	Total 1460			737,833	733,185	733,185	733,185	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	110	29,900	29,273	29,273	29,273	Complete
	Total 1465.1			29,900	29,273	29,273	29,273	

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PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total Canty Addition			767,733	762,458	762,458	762,458	
GA06P004-017	<u>Site Improvements</u>							
E.J. Knight	New Fencing	1450		99,150	73,001	73,001	73,001	<i>Complete</i>
	Landscaping & Drainage Improvements			60,000	86,149	86,149	86,149	<i>Complete</i>
	Total 1450			159,150	159,150	159,150	159,150	
	<u>Dwelling Structures</u>							
	Install Central HVAC	1460	52	150,581	147,381	147,381	147,381	<i>Complete</i>
	Fire Cutoff Barriers in Attic		52	32,300	27,200	27,200	27,200	<i>Complete</i>
	New Electric Water Heater and Electric Circuit		52	41,600	41,600	41,600	41,600	<i>Complete</i>
	New Electric Stove Outlets		52	10,400	10,400	10,400	10,400	<i>Complete</i>
	Kitchen Cabinet Modifications		52	158,340	158,340	158,340	158,340	<i>Complete</i>
	Total 1460			393,221	384,921	384,921	384,921	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	52	182	0	0	0	
	Total 1465.1			182	0	0	0	
	Total E.J. Knight			552,553	544,071	544,071	544,071	
PHA-Wide	<u>Non-Dwelling Structures</u>							
	Carpets in Rental Office	1470		7,412	7,412	7,412	7,412	<i>Complete</i>
	Total 1470			7,412	7,412	7,412	7,412	

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Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Upgrade Existing Office Furnishings	1475.2		13,917	13,917	13,917	13,917	<i>Complete</i>
	Total 1475			13,917	13,917	13,917	13,917	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
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 (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide							
1408	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
1410	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
402-BTW	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
405-W Williams	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
411 Rivers	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
4-12 Nich Terrace	Sep-2002	Mar-2002	Mar-2002	Sep-2003		Sep-2003	
407 Chase		Mar-2002	Mar-2002		Sep-2003	Sep-2003	
410 Farley		Mar-2002	Mar-2002		Sep-2003	Sep-2003	
409 Canty		Mar-2002	Mar-2002		Sep-2003	Sep-2003	
417 E. J. Knight		Mar-2002	Mar-2002		Sep-2003	Sep-2003	