

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: HOUSING AUTHORITY OF COLUMBUS, GEORGIA PHA Code: GA004 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="checked" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1,656 Number of HCV units: 2,321					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="checked" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>N/A</i>					
5.1	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 for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PHA's Main Administration Office Main administrative office of Local Government Public Library					

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>A. Booker T. Washington (GA004-402) 392 units – HOPE VI/Mixed Finance Development Proposal- May 2010 Tentative Arbor Pointe Phase III – Mixed Finance Development/Project Based Vouchers – May 2010 tentative</p> <p>B. Demolition GA004-006 Luther Wilson - 3 Buildings, 16 units Demolition GA004-008 Elizabeth Canty 3 Buildings, 16 units</p> <p>C. The Housing Authority of Columbus, Georgia is not required to or plans to convert any of its current public housing developments to tenant based assistance. All of our developments will continue to be viable for continued use as Public Housing:</p> <p>Amp Grouping – GA-004-000XXX:</p> <ol style="list-style-type: none"> 1. 402 – Booker T. Washington 2. 405 – Warren Williams 3. 406 – Wilson 4. 407 – Chase 5. 408 – Canty 6. 410 – Farley 7. 412 – Nicholson Terrace 8. 416 – EJ Knight <p>D. Section 8 Homeownership program helps with the Participant’s Mortgage Payment only. The participant owns the home. The PHA plans to continue to administer a Section 8 Homeownership program.</p> <p>E. The Housing Authority of Columbus, Georgia (HACG) is developing a mixed-income development at the former site of Baker Village. The new development, Arbor Pointe, will be developed in phases. The first phase will consist of 148 units (18 public housing units, 75 project based Section 8, 24 low-income housing tax credit units, and 31 market units.) Phase II will be an additional 148 units with the unit mix identical to Phase I. Additional phases are proposed which will include a Senior-only development. The Senior-only development will include come additional project based Section 8 and public housing units.</p> <p>HACG is developing 28 units of permanent supportive housing utilizing HOME funds from Georgia Depart of Community Affairs. All 28 units will be project based Section 8 units.</p>
	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachment</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	8,653	5	5	5	4	5	4
Income >30% but <=50% of AMI	7,295	5	5	4	4	4	4
Income >50% but <80% of AMI	11,507	4	4	4	4	4	4
Elderly	15,230	4	4	4	5	4	4
Families with Disabilities	5,582	4	5	4	4	4	4
Race/Ethnicity White	36,920	4	4	4	4	4	4
Race/Ethnicity Black	28,635	5	4	4	4	4	4
Race/Ethnicity Hispanic	2,248	4	4	4	4	5	4

Source: Consolidated Plan of the Jurisdiction Year 2006

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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:
 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
 Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
 Strategy 2. Increase the number of affordable housing units by:
 Applying for additional section 8 units should they become available.
 Strategy 3. Target available assistance to families at or below 30% of AMI
 Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
 Strategy 4. Target available assistance to families at or below 50% of AMI
 Employ admissions preferences aimed at families who are working

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) **Progress in Meeting Mission and Goals**

(b) **Significant Amendment and Substantial Deviation/Modification**

1. The PHA defines substantial deviation from the 5-Year Plan as the replacement or deletion of exiting goals, or the creation of new goals.
2. 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 5-Year Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes mandated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011


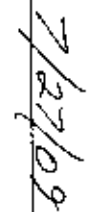
Part I: Summary			
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No. (A069)04-50109 Replacement Housing Factor Grant No. (None of CFFP)	FY of Grant: 2009 FY of Grant Approval: 2009	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Termal Ending: Summary by Development Account	Reserve for Disaster/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Total Estimated Cost ² Revised ³	
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ⁴		100,000		
3	1408 Management Improvements		250,000		
4	1410 Administration (may not exceed 10% of line 21)		291,216		
5	1411 Audit				
6	1415 Liquidated Liabilities				
7	1430 Fees and Costs		262,424.28		
8	1440 Site Acquisition				
9	1450 Site Improvement		945,000		
10	1460 Dwelling Structures				
11	1465 1 Dwelling Equipment--Non-vendible		17,784		
12	1470 Non-dwelling Structures		216,694		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Rehabilitation Costs		20,000		
17	1499 Development Activities ⁵		411,025		

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations
⁴ RHP funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary		FY of Grant: 2009		FY of Grant Approval: 2009		
PIHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program (Grant No: CA06P00450109 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised?	Obligated	Total Actual Cost	Expended
18a	1501 Collateralization or Debt Service paid by the PIHA					
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	398,019.72				
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,912,163				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
		7/27/09				

* To be completed for the Performance and Evaluation Report
 * To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 * PIHAs with under 250 units in management may use 100% of CFFP Grants for operations
 * REIP funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06PWA50109						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated ²	Funds Expended ²	
AMP Wide	Operations	1406		100,000				
BTW GA004-0002	Managements Improvements Staff training, consultants	1408		250,000				
	Administration Admin. fee	1410		291,216				
	Fees & Cost	1430		80,000.28				
	Architect & Engineer cost			182,424				
	3 Mod Site Inspectors			262,424.28				
	Total							
	Site Improvements	1450						
GA004-0006 Wilson	Parking lot re-surfacing, fencing, lighting, landscaping, retaining walls, play ground equipment.			100,000				
GA004-0006 Wilson	Portable water line replacement	1450		150,000				
Carly GA004000408	Playground equipment, parking lot improvements, street speed tables, landscaping.	1450		200,000				
Carly GA004000408	Potable water line replacement	1450		250,000				
Chase GA004000407	Fencing, parking lots resurfacing.	1450		75,000				

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2009		
PIIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GAH6P00450109				
		CFIP (Yes/ No):				
		Replacement Housing Factor Grant No:				
Development Number Name/PIIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Rivers GA004000411	Fencing, Parking lot re-surfacing	1450		50,000		
Farley GA004000410	Parking lot re-surfacing.	1450		50,000		
FJ Knight GA004000416	Privacy fence & electric gate.	1450		70,000		
Rivers GA004000411	Cook ranges & Refrigerators	1465.1	24 ea.	17,784		
Amp Sites	Vehicle Sheds	1470	6 sites	180,000		
All Amp Sites	Office signage	1470	7 sites	36,694		
Wilson Ca.0004000406	Relocation Cost	1495.1		20,000		
Baker Village Phase II	Development Activities	1499		411,025		
GA004000406 & GA004000408	Debt Service	1501		398019.72		
	TOTAL For 2009			2,912,163		

To be completed for the Performance and Evaluation Report of a Revised Annual Statement

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing factor and
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2009	
Development Number Name/PIIA-Wide Activities	All Fund Obligated (Quarter ending Date)	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
All Development numbers listed, all Amp activities listed. (Every thing)	Sept 2011		Sept 2013		

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1977, as amended.

Supporting Document
FY 2009 Annual Plan
The Housing Authority of Columbus, Georgia

Violence Against Women Act

On January 5, 2006, President Bush signed the Violence Against Women Act into law as Public Law 109-162. Section 603 of the law amends Section 5 A of the U.S. Housing Act (42 U.S.C. 1437c-1) to require five year and annual Agency Plans contain information regarding any goals, activities, objectives, policies or programs intended to support or assist victims of domestic violence, dating violence, sexual assault or stalking.

Sections 606 and 607 amend the Section 8 and public housing sections of the U.S. Housing Act (42 U.S.C. 1437f and 1437d) to protect certain victim of criminal domestic violence, dating violence, sexual assault or stalking – as well as members of the victims' immediate families – from losing HUD – assisted housing as a consequence of the abuse of which they were the victim.

Based on the statutory requirements, the PHA provides each public housing participant with information advising what to do should they become victims of the Violence Against Women Act. This information is also provided to new admissions to the public housing program. The PHA will comply with the requirements of the Violence Against Women Act by assisting such applicants and/or participants who also meet the definition of a "family", are income eligible, have at least one family member who is a U.S. Citizen or has eligible immigration status, pass criminal background screening, have no outstanding debt to the PHA and meet all other local PHA screening criteria

In addition, the Management of the Housing Authority of Columbus, Georgia, will respond immediately to any reports of domestic violence from their residents. Law enforcement will be called. Our staff will work closely with the resident and their family to find suitable alternative shelter or other safe house and secure follow-up counseling as needed. Our main objective is to prevent the family from experiencing any further harm. We also work closely with the Battered Women of Hope Harbour who assists persons of domestic violence.

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

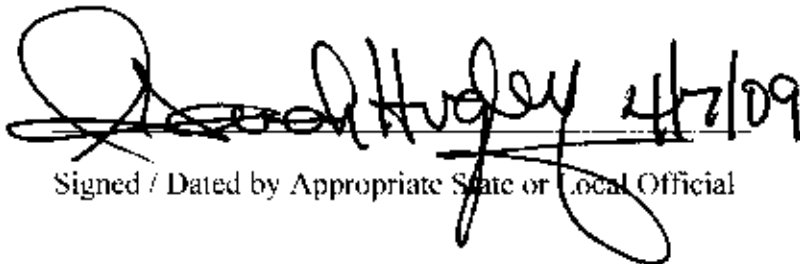
1. Type of Federal Action: B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: C a. bid/offer/application b. initial award c. post-award	3. Report Type: A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of Columbus, Georgia P.O. Box 603 Columbus, GA 31902-0630 Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known: UNK	9. Award Amount, if known: \$ UNK	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the bar above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Jeffrey P. Morton Title: Director of Finance Telephone No.: 706-571-2884 Date: 03/18/2009	
Federal Use Only:		Authorized for Local Reproduction Standard Form L11 (Rev. 7-97)

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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

I, Isaiah Hugley the City Manager certify that the Five Year and
Annual PHA Plan of the Columbus Housing Authority is consistent with the Consolidated Plan of
Muscogee County prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof.

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

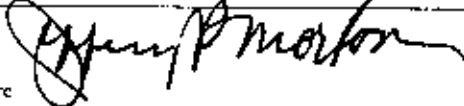
Housing Authority of Columbus, Georgia

GA004

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <p style="text-align: right;">Jeffrey P. Morton</p>	Title <p style="text-align: right;">Director of Finance</p>
Signature 	Date <p style="text-align: right;">3/18/2009</p>

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Columbus, Georgia

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant Program/Operating Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L. Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

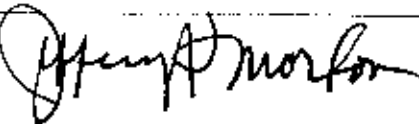
Name of Authorized Official

Jeffrey P. Morton

Title

Director of Finance

Signature



Date (mm/dd/yyyy)

03/18/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Columbus, Georgia

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant Program/Operating Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee or whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jeffrey P. Morton

Signature

X

Title

Director of Finance

Date

3/18/2009

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of Columbus, Georgia

GA004

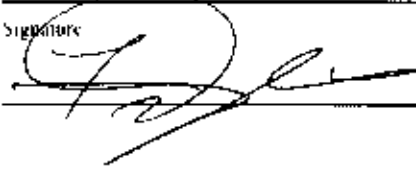
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20⁰⁹ - 20⁰⁹

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official Franklin Douglass	Title Chairman
Signature 	Date 3/18/09

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA65S00450109 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ¹						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		\$446,267				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		\$2,996,409				
11	1465.1 Dwelling Equipment—Non-expendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.J Relocation Costs						
17	1499 Development Activities ⁴		\$1,020,000				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHIA Name: **Housing Authority of Columbus, Georgia** Grant Type and Number: **Capital Fund Program Grant No. GA06SD0450109**
 Replacement Housing Factor Grant No. **FFY of Grant: 2009**
 Date of CFFP: **FFY of Grant Approval: 2009**

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

Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost	Expanded
18a	1501 Collateralization or Debt Service paid by the PHA	Original				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 7 - 19)	4,462,676				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
<i>[Signature]</i>		4/12/09				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia
 Grant Type and Number
 Capital Fund Program Grant No: GA06S00450109
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ¹	
	Administration		1410	\$446,267				
GA004000406 Wilson 400 Block	Dwelling Structures	1460						
Wilson 400 Block	Electrical upgrade, new service @ 6,000/unit		84 units	\$504,000				
Wilson 400 Block	Kitchen upgrade, water, sanitary line replacement @ 7,500/unit		84 units	\$630,000				
Wilson 400 Block	Bathroom upgrade, water and sanitary line replacement @ \$6,000/unit		84 units	\$504,000				
Wilson 400 Block	Washer & Dryer Connections @ \$1,031		84 units	\$86,604				
Wilson 400 Block	Clean & Paint apartment @ \$2,000		84 units	\$168,000				
Wilson 400 Block	Clean & seal floor tile @ \$500/unit		84 units	\$42,000				
Wilson 400 Block	Paint porch ceilings		84 units	\$51,000				
Wilson 400 Block	Lighting fixture replacement		84 units	\$68,129				
	TOTAL Wilson			\$2,053,733				
Nicholson Terrace GA004000412	Dwelling Structure 1460							
GA004000412	Replace Mailboxes			20,000				
GA004000412	Repair concrete spalling			\$50,000				
GA004000412	Clean and paint building exterior. Paint interior stairwells			\$175,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2009				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA00S00450109						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA004000412	Replace all metal doors and jambs.			\$150,000				
GA004000412	Replace acoustical ceilings and grids. Replace ceiling lighting.			\$50,000				
GA004000412	Mechanical room up-grades -Hot water, HCAC system			\$140,000				
GA004000412	Replace hot and cold water valves in basement.			\$20,000				
GA004000412	Replace VCT tile			\$30,000				
GA004000412	UP-grade elevator electrical controls and all equipment.			\$40,000				
GA004000412	Repair leaking window casings			\$30,000				
GA004000412	Re-pipe waste water lines in laundry room.			\$10,000				
GA004000412	Replace 100 apartment doors and hardware.			\$85,000				
GA004000412	TOTAL Nicholson Terrace Dwelling Structures			\$800,000				
Rivers Homes GA004000405	Up-grade HVAC system. Install new hot water tanks.			\$102,776				
Rivers Homes GA004000405			1460	\$14,400				

GA004000405	Modify kitchen cabinets for 40 units	1460		\$2,500				
GA004000405	Replace sliding glass doors	1460		\$23,000				
Rivers Homes GA004000405	TOTAL RIVERS	1460		\$142,676				
Baker Village Redevelopment Phase II	Development Activities	1499		\$1,020,000				
	GRAND TOTAL			\$4,462,676				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA004000406 Wilson 400 Block	June 2010		June 2012		
Nicholson Terrace GA004000412	June 2010		June 2012		
Rivers Homes GA004000405	June 2010		June 2012		
Baker Village Redevelopment Phase II	June 2010		June 2012		

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FYE of Grant: 2008	
PIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: Replacement Housing Factor Grant No. CAA08RWA50108		FYE of Grant Approval:	
Date of CFFP:					
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 70% of line 21) ²				
3	1408 Management Improvements				
4	1410 Administrative (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 Living Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 Relocation Crisis				
17	1499 Development Activities ³	613,408	613,408	154,874	59,500

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PIAs with under 250 units in management may use 100% of CFFP funds for operations
⁴ RIF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008	
PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R004S0108	FFY of Grant Approval:	
Date of CFP:			

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Capitalization or Debt Service paid by the PHA				
18ba	9900 Capitalization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	613,408	613,408	154,874	59,500
21	Amount of line 20 Related to IHP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Land Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		7/22/09			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PIAs with under 250 units in management may use 10% of CFP Grants for operations
⁴ RHH funds shall be included here

Part II: Supporting Pages
 PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No:

CFFP (Yes/No): No
 Replacement Housing Factor Grant No: GA06R00450108

Federal FFY of Grant: 2008

Development Number Name/PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
GA413 Baker Green	ACC Housing Replacement	1499		613,408	613,408	154,874	59,500	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program
 P11A Name: Housing Authority of Columbus, Georgia

Development Number Name/P1A-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA413 Baker Green	6-12-2010		6-1-2012		

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FY of Grant: 2007	
PIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: Replacement Housing Factor Grant No: QA06R00450107		FY of Grant Approval:	
		Date of C.F.F.P.			

Line	Type of Grant	Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-08 or <input type="checkbox"/> Reserve for Disaster/Emergencies	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹	
				Obligated	Expended
1	Total non-C.F.P. Funds				
2	1406 Operations (may not exceed 20% of line 21) ²				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 1 liquidated Damages				
7	1430 Leases and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ³	540,044	540,044	540,044	540,044

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIAs with under 250 units in management may use 100% of C.F.P. Grants for operations.
⁴ RRF: Funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Columbus, GA	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R00450107 Date of CEPP:	FY of Grant: 2007 FY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-08 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised	Obligated	Total Actual Cost Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9999 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	540,044	540,044	540,044	540,044
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		7/27/09	<i>[Signature]</i>		

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CEPP Grants for operations.
 4 RHP funds shall be included here.

Part II: Supporting Pages

PIIA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No:
 CFPP (Yes/ No): No
 Replacement Housing Factor Grant No: GA06RHM450107

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ²	Funds Expended ²	
GA413 Baker Green	ACC Housing Replacement	1499		540,044	540,044	540,044	540,044	Complete

¹ To be completed for the Performance and Evaluation Report as a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
PHA Name: Housing Authority of Columbus, Georgia

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA413 Baker Green	9-12-09		9-12-11		

1. Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FY of Grant: 2006	
PHA Name: Housing Authority of Columbus, Georgia		FY of Grant Approval:	
Grant Type and Number: Capital Fund Program Grant No. Replacement Housing Factor Grant No. GAKR00450106		Date of CFEP:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disaster/Emergencies <input type="checkbox"/> Original Annual Statement (revision no.) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFEP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465 1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 1 Relocation Costs					
17	1499 Development Activities ⁴		635,438	635,438	635,438	635,438

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFEP grants for operations
⁴ RIF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011


Part I: Summary		PHA Name: Housing Authority of Columbus, Ga Grant Type and Number: Capital Fund Program Grant No. Replacement Housing Factor Grant No. (A1K1K1M450106) Date of CFFP:		FEY of Grant: 2006 FPE of Grant Approval:	
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Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: **12-31-08**

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised *	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9900 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	635,438	635,438	635,438	635,438	
21	Amount of line 20 Related to LRP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		7/27/09				

* To be completed for the Performance and Evaluation Report.
 † To be completed for the Performance and Evaluation Report for a Revised Annual Statement.
 ‡ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2006				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund and Program Grant No:						
		CFPP (Yes/ No): No		Replacement Housing Factor Grant No: (A06R00450106)				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ²	
GA413 Baker Green	ACC Housing Replacement	1499		635,438	635,438	635,438	635,438	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Federal FY of Grant: 2006	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
GA413 Baker Green	7-17-08		7-17-10	

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PIFA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R00450105 Date of CFFP:	FY of Grant: 2005 FY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFFP funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465 J Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 J Relocation Costs						
17	1499 Development Activities ⁴			169,754	169,754	169,754	169,754

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIFAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHH funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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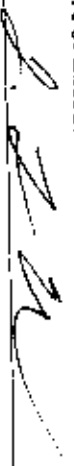

Part I: Summary

PIHA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No Replacement Housing Factor Grant No: GA06R01450105 Date of CFP:	FY of Grant: 2005 FY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disaster/Emergencies

Performance and Evaluation Report for Period Ending: 12-31-08 Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIHA				
18ba	9990 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	169,754	169,754	169,754	169,754
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		7/27/09			
		Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (PIHA with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RIF funds shall be included here

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No:
 CEFP (Yes/No): No
 Replacement Housing Factor Grant No: GA06R00450105

Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA413 Baker Green	ACC Housing Replacement	1499		169,754	169,754	169,754	169,754	Complete

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Columbus, Georgia					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA413 Baker Green	8-17-2007		8-17-2009		

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: CA004 CFFP Fannie Mae Loan No: 920 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: FY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended		
1	Summary by Development Account						
	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) ²						
3	1408 Management Improvements						
4	1410 Administrative (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	85,869	90,565	90,565	90,565	90,565	
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	4,600,000	4,595,304	4,941,284	3,094,264		
11	1465 Living Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Renovation						
15	1492 Moving to Work Demonstration						
16	1495 Relocation Costs						
17	1499 Development Activities ³						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RIF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part E: Summary		FY of Grant: 2008	
PIA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	FY of Grant Approval:	

Type of Grant		Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending: 12-31-08		Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised	(Mitigated)	Total Actual Cost	Expended	
18a	1501 Collateralization of Debt Service paid by the PIA	456,107	456,107	456,107	456,107	456,107	
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	60,111	60,111	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	5,202,087	5,202,087	5,487,956	3,640,936		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director _____ Date 7/28/09

Signature of Public Housing Director _____ Date _____

NOTE: Excess obligations to be paid from interest earned on loan proceeds

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PIAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHP: funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Status of Work		
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA404 CTRP Family Move Loan No: 920		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
PHA-WIDE	Fees & Costs	1430		Original	Revised	Funds Obligated ²	Funds Expended ²	
	Costs of Loan Issuance			85,869	90,565	90,565	90,565	
GA406 Wilson Homes	Dwelling Structures	1460	250	2,494,577	2,043,492	2,043,492	1,973,236	In Progress
	Change exterior facade of buildings: New porches, columns, shutters, decorative engineered siding, roof dormers, exterior doors, etc.							
GA408 Carly Homes	Change exterior facade of buildings: New porches, columns, shutters, decorative engineered siding, roof dormers, exterior doors, etc.		123	1,227,332	1,673,721	2,019,701	1,121,028	In Progress
GA409 Carly Addition	Change exterior facade of buildings: New porches, columns, shutters, decorative engineered siding, roof dormers, exterior doors, etc.		88	878,091	878,091	878,091	0	In Progress
	Total 1460			4,600,000	4,595,304	4,941,284	3,094,264	
PHA-WIDE	Collateralization or Debt Service							
	Debt Service Reserve	1501		398,020	398,020	398,020	398,020	
PHA-WIDE	Capitalized Interest	1501		58,087	58,087	58,087	58,087	
	Total 1501			456,107	456,107	456,107	456,107	
PHA-WIDE	Contingency	1502		60,111	60,111	0	0	

¹To be completed for the Performance and Evaluation Report of a Revised Annual Statement

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant:	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
GA406 Wilson Homes	1-01-08		1-01-10			
GA408 Canby Homes	1-01-08		1-01-10			
GA409 Canby Addition	1-01-08		1-01-10			
PHA-WIDE	1-01-08		1-01-10			

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		Grant Type and Number	
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06FP04501108 Replacement Housing Factor Grant No: Date of CFFP:	
		FY of Grant: 2008 FY of Grant Approval:	

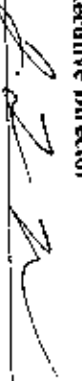
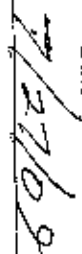
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disaster/Emergencies <input type="checkbox"/> Reserve for Disaster/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFFP funds					
2	1406 Operations (may not exceed 20% of line 21) ³		100,000	100,000	100,000	100,000
3	1408 Management Improvements		104,016	50,000	0	0
4	1410 Administration (may not exceed 10% of line 21)		250,515	250,515	250,515	250,515
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		164,344	297,900	95,000	50,309
8	1440 Site Acquisition					
9	1450 Site Improvement		684,371	584,673	0	0
10	1460 Dwelling Structures		1,047,384	1,057,391	0	0
11	1465.1 Dwelling Equipment—Nonexpendable		40,000	78,000	0	0
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		37,664.28	55,664.28	0	0
14	1485 Demolition		42,161	0	0	0
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		43,688	40,000	0	0
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RIFC funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary	PIA Name: Housing Authority of Columbus, Ga	Grant Type and Number: Capital Fund Program Grant No. GA08P00450108 Replacement Housing Factor Grant No. Date of CFPP:	FY of Grant: 2008 FY of Grant Approval:
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Line	Type of Grant	Performance and Evaluation Report for Period Ending: 12-31-08	Total Estimated Cost		Total Actual Cost	
			Original	Revised ¹	Obligated	Expended
18a	1501 Capitalization of Debt Service paid by the PIA		398,019.72	398,019.72	398,019.72	0
18ba	9000 Capitalization of Debt Service paid Via System of Direct Payment					
19	1502 Contingency (any and exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		2,912,163	2,912,163	843,535	400,824
21	Amount of line 20 Related to LRP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		Date
			7/27/09			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement
³ PIAs with under 250 units in management may use 100% of CFPP Grants for operations
⁴ RHF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		Status of Work	
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: (A06P00450108)		Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds Expended ²
	Operations	1406		100,000	100,000	100,000	100,000
	Management Improvements	1408		104,016		0	0
	Consulting Fees & Software			104,016		0	0
PHA-Wide	Total 1408						
	Administration	1410		250,515	250,515	250,515	250,515
	Administration Fee			250,515		250,515	250,515
	Total 1410						
	Fees & Costs	1430		69,344	100,000		
PHA-Wide	Fees & Costs			69,344			
	MOD Inspectors (3)			95,000	197,900	95,000	50,309
	Total 1430			164,344	297,900	95,000	50,309
	Site Improvements	1450					
GA406 Wilson	Parking upgrades, fencing, lighting, landscaping, signage			138,688	364,316	0	0
GA408 Camy Homes	Parking upgrades, fencing, lighting, landscaping, signage			138,689	220,357	0	0
GA406 & GA408	Fencing, sidewalk repair, landscaping, signage			406,994	0	0	0
	Total 1450			684,371	584,673	0	0

To be completed for the Performance and Evaluation Report of a Revised Annual Statement

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part III: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P0045010K		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
	Dwelling Structures	1460						
GA406 Wilson 300 & 400 Block	Electrical Upgrade, new service @ \$4,000/unit		67 units	268,000	274,922	0	0	Contract February 2009
	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		67 units	335,000	338,365	0	0	Contract February 2009
	Bathroom Upgrade, water & sanitary line repl @ \$4,705/unit		67 units	315,235	317,218	0	0	Contract February 2009
	Washer & Dryer Connections @ \$496/unit		67 units	33,232	31,722	0	0	Contract February 2009
	Paint apartments @ \$1,000/unit		67 units	82,317	84,591	0	0	Contract Feb 09
	Clean & seal floor tile @ \$200/unit		67 units	13,600	10,575	0	0	Contract Feb 09
	Total 1460			1,047,384	1,057,391	0	0	
	Dwelling Equipment	1465.1						
GA406 Wilson	Electric Range 30" Refrigerator @ \$800/unit		50 units	40,000	78,000	0	0	Purchase on approval

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
Capital Fund Program Grant No: GA06R00450108
CFEP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised	Funds Obligated ²	Funds Expended ²
	Non Dwelling Equipment	1475					
PHA-WIDE	Computer Equipment	1475.1		37,664.28	37,664.28	0	0
	MOD Inspector Vehicle	1475.7		0	18,000	0	0
	Total 1475			37,664.28	55,664.28	0	0
GA408 Carty	Demolition	1485	1 Bldg	42,161	0	0	0
GA407 Wilson	Relocation Cost	1495		43,688	40,000	0	0
GA406 & GA407	9002 Loan Debt Obligation			398,019.72	398,019.72	398,019.72	0

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant: 2008	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
CHA Wide	September 2010		September 2012			
GA406 Wilson	September 2010		September 2012			
GA408 Canty	September 2010		September 2012			

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: C1A06P00450107 Replacement Housing Factor Grant No: Date of CLEP:		FY of Grant: 2007 FY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-08	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (version no: 3) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹
			Original	Revised ²		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100,000	100,000	100,000	100,000	100,000
3	1408 Management Improvements	104,016	5,976	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	261,077	261,077	261,077	261,077	261,077
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	69,344	123,504	52,544	8,673	8,673
8	1440 Site Acquisition					
9	1450 Site Improvement	430,594	437,211	460,860	140,116	140,116
10	1460 Dwelling Structures	558,336	622,231	203,532	44,134	44,134
11	1465.1 Dwelling Equipment—Nonexpandable	50,346.28	39,871.28	0	0	0
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	34,672	18,283	1,885	1,885	1,885
14	1485 Demolition	84,322	76,440	47,683	12,991	12,991
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	25,000	33,114	3,285	3,285	3,285
17	1499 Development Activities ⁴	495,048	495,048	495,048	495,048	495,048


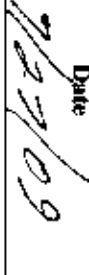
¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHH funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No: (AAKAPR0450107) Replacement Housing Factor Grant No. Date of CEFP:	FEY of Grant: 2007 FEY of Grant Approval:
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Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no. 4)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ¹	Obligated	Total Actual Cost ¹	Expended	
18a	1501 Collateralization of Debt Service paid by the PHA						
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	398,019.72	398,019.72	398,019.72	199,010.72		
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant. (sum of lines 2 - 19)	2,610,775	2,610,775	2,023,934	1,266,220		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director 		Date 7/27/09		Signature of Public Housing Director 		Date	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHH funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450107		Federal FTY of Grant: 2007				
CFPP (Yes/No): Replacement Housing Factor Grant No:								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations	1406		100,000	100,000	100,000	100,000	
	Management Improvements	1408		104,016				
	Consulting Fees & Software				5,976	0	0	
PHA-Wide	Total 1408			104,016	5,976	0	0	
	Administration	1410						
	CFP Inspectors (2)			48,866	0	0	0	
	Management Fee			212,211	261,077	261,077	261,077	
	Total 1410			261,077	261,077	261,077	261,077	
	Fees & Costs	1430						
PHA-Wide	Fees & Costs			69,344	123,504	52,544	8,673	Contract April 2009
	Total 1430			69,344	123,504	52,544	8,673	
	Site Improvements	1450						
GA405 W Williams	Site Improvements			0	43,190	0	0	
GA406 Wilson	Parking upgrades, fencing, lighting, landscaping, signage			138,688	101,364	170,886	31,365	In Progress
GA408 Carly	Parking upgrades, fencing, lighting, landscaping, signage			291,906	282,885	289,974	108,751	In Progress
GA410 Farley	Site Improvements			0	5,352	0	0	
GA416 EJ Knight	Site Improvements			0	4,420	0	0	
	Total 1450			430,594	437,211	460,860	140,116	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06PH0450107
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures	1460						
GA406 Wilson	Electrical Upgrade, new service @ \$4,000/unit		36 units	144,000	145,688	89,535	14,295	Bid May 2009 300 Block
	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		36 units	180,000	184,911	21,113	18,083	Bid May 2009 300 Block
	Bathroom Upgrade, water & sanitary line repl @ \$4,000		36 units	144,000	145,687	21,501	8,005	Bid May 2009 300 Block
	Washer & Dryer Connections @ \$900/unit		36 units	32,400	33,620	7,227	1,667	Bid May 2009 300 Block
	Paint apartments @ \$1,000/unit		36 units	37,536	39,224	8,029	1,853	Bid May 2009 300 Block
	Clean & seal floor tile @ \$400/unit		36 units	14,400	11,207	233	233	Bid May 2009 300 Block
	Total 1460			552,336	560,337	147,638	44,134	
GA408 Canty	Exterior Bldg Modifications	1460		0	55,894	55,894	0	In Progress
GA412 Nicholson Terrace	New apartment door hardware	1460		6,000	6,000	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 (Capital Fund Program Grant No: GA06P00450107
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

Development Number Name/PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated ¹	Funds Expended ²	Status of Work
GA406 Wilson	Dwelling Equipment	1465.1						
	Electric range, 30" Refrigerator		80 sets	50,346.28	39,871.28	0	0	
PHA-WIDE	Computer Equipment	1475.1		34,672	18,283	1,885	1,885	Bid May 2009
GA406 Wilson	Demolition	1485	1 Bid	42,161	34,279	3,779	872	In Progress
GA408 Cany	Demolition		1 Bid	42,161	42,161	43,904	12,119	In Progress
	Total 1485			84,322	76,440	47,683	12,991	
GA406 Wilson	Relocation Cost	1495		25,000	30,870	3,285	3,285	In Progress
GA408 Cany	Relocation Cost			0	2,244	0	0	In Progress
	Total 1495			25,000	33,114	3,285	3,285	
	Development Activities	1499						
	Baker Village Mix Income Redevelopment			495,048	495,048	495,048	495,048	
	9002 Loan Debt Obligation			398,019.72	398,019.72	398,019.72	199,010.72	

¹ To be completed for the Performance and Evaluation Report for a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Columbus, Georgia					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CHA Wide	09-12-09		09-12-11		
GA406 Wilson	09-12-09		09-12-11		
GA408 Carry	09-12-09		09-12-11		

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		Grant Type and Number		FY of Grant: 2006	
PIHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: CA06RWS01106		FY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disaster/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision and) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost	
			Original	Revised ¹	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ²	100,000	100,000	100,000	100,000	
3	1408 Management Improvements	77,942	8,089	8,089	8,089	
4	1410 Administration (may not exceed 10% of line 21)	195,000	195,000	195,000	195,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	77,598	75,800	123,533	54,404	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	677,573	743,384	753,859	260,753	
11	1465.1 Dwelling Equipment—Nonexpendable	596,142	610,796	554,902	276,564	
12	1470 Non-dwelling Structures	49,999.28	27,964.28	27,964.28	27,964	
13	1475 Non-dwelling Equipment					
14	1485 Demolition	34,672	40,753	40,753	40,753	
15	1492 Moving or Work Demonstration	41,082	49,353	47,039	21,739	
16	1495.1 Relocation Costs	30,000	28,869	28,869	28,869	
17	1499 Development Activities	439,096	439,096	439,096	439,096	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ PIHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary

PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No. GA06P00450106 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2006 FY of Grant Approval:
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Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-08

Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised*	Obligated	Expended
18a	ISO1 Collateralization of Debt Service paid by the PHA				
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	398,019.72	398,019.72	398,019.72	398,019.72
19	ISO2 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,717,124	2,717,124	2,717,124	1,851,251
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		7/27/09			

* To be completed for the Performance and Evaluation Report.
 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 * PHAs with under 250 units in management may use 100% of CFFP grants for operations.
 + RIFP funds shall be included here

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2006				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P00A50106						
		CFIP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	Operations	1406		Original 100,000	Revised 100,000	Funds Obligated ² 100,000	Funds Expended ² 100,000	
	Management Improvements	1408		77,942	8,089	8,089	8,089	
	Consulting Fees & Software			77,942	8,089	8,089	8,089	
	Total 1408							
	Administration	1410						
	CFP Contractor Coordinator Salary			80,000	80,000	80,000	80,000	
	CFP Inspectors (2)			115,000	115,000	115,000	115,000	
	Total 1410			195,000	195,000	195,000	195,000	
	Fees & Costs	1430						
	Fees & Costs			77,598				
	Wilson Homes			45,935	45,935	45,935	38,691	In Progress
	Canty Homes			29,865	77,598	77,598	15,813	In Progress
	Total 1430			77,598	75,800	123,533	54,404	
	Site Improvements	1450						
	Parking upgrades, fencing, lighting, landscaping, signage			216,080	281,891	292,366	181,938	In Progress
	Parking upgrades, fencing, lighting, landscaping, signage			461,493	361,493	461,493	78,815	In Progress
	Total 1450			677,573	743,384	753,859	260,753	

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2006				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA406P0450106						
		CEFP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA406 Wilson	Dwelling Structures	1460						
	Electrical Upgrade, new service @ \$4,000/unit		68 units	232,292	235,727	235,727	177,616	In Progress
	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		68 units	150,000	22,996	22,996	22,996	In Progress
	Bathroom Upgrade, water & sanitary line repl @ \$4,000		68 units	120,000	32,534	32,534	23,404	In Progress
	Washer & Dryer Connections @ \$900/unit		68 units	27,000	1,667	1,667	0	In Progress
	Paint apartments @ \$1,000/unit		68 units	30,000	1,853	1,853	0	In Progress
	Clean & seal floor tile @ \$400/unit		68 units	15,689	303	303	0	In Progress
	Total 1460			574,981	295,080	295,080	204,255	
	Dwelling Equipment	1465.1						
GA406 Wilson	Electric range, 30" Refrigerator			49,999.28	27,964.28	27,964	27,964	Complete
GA406 Wilson	Demolition 12 units	1485	12 units	20,639	20,200	20,200	17,156	In Progress
GA406 Wilson	Relocation	1495		30,000	24,439	24,439	24,439	Complete
	Total Wilson			675,619	367,684	367,684	273,814	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P00450106
 CFFP (Yes/No):
 Replacement Housing Project Grant No:

Federal FY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
GA413 Baker Village	Development Activities	1499		439,096	439,096	439,096	439,096	
GA412 Nicholson Terrace	Upgrade Domestic Hot Water System	1460		21,161	22,178	22,178	22,178	Complete
PHA-WIDE	Computer Equipment	1475.1		34,672	40,753	40,753	40,753	Complete
GA408 Canty	Demolition 12 units	1485	12 units	20,443	29,153	26,839	4,584	In Progress
GA408 Canty	Exterior Bldg Modifications	1460		0	293,338	237,644	50,131	In Progress
GA408 Canty	Relocation Costs	1495		0	4,430	4,430	4,430	Complete
	9002 Loan Debt Obligation	9002		398,019.72	398,019.72	398,019.72	398,019.72	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Federal FFY of Grant: 2006

Development Number Name:PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CHA Wide	07-17-08		07-17-10		
GA406 Wilson	07-17-08		07-17-10		
GA408 Cauty	07-17-08		07-17-10		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2005	
PIA Name: Housing Authority of Columbus, Georgia	Grant Title and Number Capital Fund Program Grant No: G-A06P04S0105 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	


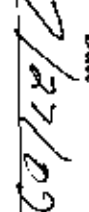
Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFFP funds					
2	1416 Operations (may not exceed 20% of line 21) ³					
3	1418 Management Improvements	87,022	44,658	44,658	44,658	
4	1410 Administration (may not exceed 10% of line 21)	167,000	167,000	167,000	167,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	193,543	203,609	203,609	203,609	
8	1440 Site Acquisition					
9	1450 Site Improvement	331,963	509,052	509,052	509,052	
10	1460 Dwelling Structures	1,829,274	1,751,683	1,751,683	1,751,683	
11	1465 1 Dwelling Equipment—Nonexpendable	78,400.28	15,341.28	15,341.28	15,341.28	
12	1470 Non-dwelling Structures	3,121	0	0	0	
13	1475 Non-dwelling Equipment	54,768	57,452	57,452	57,452	
14	1485 Demolition	40,873	37,002	37,002	37,002	
15	1492 Moving to Work Demonstration					
16	1495 1 Relocation Costs	165,625	165,792	165,792	165,792	
17	1499 Development Activities					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIA's with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RII funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		PHIA Name: Housing Authority of Columbus, Ga		Grant Type and Number Capital Fund Program Grant No: GA06P000450105 Replacement Housing Factor Grant No: Date of CFFP:		FPY of Grant: 2005 FPY of Grant Approval:	
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Line	Type of Grant	Performance and Evaluation Report for Period Ending: 12-31-08	Total Estimated Cost		Total Actual Cost	
			Original	Revised?	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		398,019.72		398,019.72	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		398,019.72		398,019.72	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant (sum of lines 2 - 19)		3,349,609		3,349,609	
21	Amount of line 20 Related to IBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director				Signature of Public Housing Director		
						
Date				Date		
7/27/09				7/27/09		

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHIAS with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RIFP funds shall be included here.

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Part II: Supporting Pages		Grant Type and Number		Federal FPY of Grant: 2005				
PIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P00450105						
		CEIP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	Management Improvements	1408		52,260	9,941	9,941	9,941	
	HOPE VI Program Management			9,689	9,644	9,644	9,644	
	Computer-Software			15,279	15,279	15,279	15,279	
	Computer-Training			9,794	9,794	9,794	9,794	
	Computer-Other			87,022	44,658	44,658	44,658	
	Total 1408							
	Administration	1410						
	CFP Contractor Coordinator Salary			70,165	70,165	70,165	70,165	
	CFP Inspectors (2)			93,509	93,509	93,509	93,509	
	Director of Tech Services			3,326	3,326	3,326	3,326	
	Total 1410			167,000	167,000	167,000	167,000	
	Fees & Costs	1430						
GA402	Booker T. Washington			1,018	1,017	1,017	1,017	Complete
GA406	Wilson Homes			54,216	62,577	62,577	62,577	Complete
GA409	Carry Addition			2,544	3,332	3,332	3,332	Complete

¹To be completed for the Performance and Evaluation Report of a Revised Annual Statement
²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2005			
PIHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P00450105					
		CFPP (Yes/ No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Funds Obligated ¹	Funds Expended ¹	
				Revised ¹			
GA408	Fees & Costs (continued)	1430		133,572	134,490	134,490	Complete
	Canty Homes			2,193	2,193	2,193	Complete
GA416	E J Knight			193,543	203,609	203,609	Complete
	Total 1430						
	Site Improvements	1450					
GA406 Wilson	Parking upgrades, fencing, lighting, landscaping, signage			27,283	24,699	24,699	Complete
GA408 Canty	Parking upgrades, fencing, lighting, landscaping, signage			224,194	403,867	403,867	Complete
GA402 BTW	Dumpster Enclosures			16,449	16,449	16,449	Complete
GA407 Chase	Dumpster Enclosures			16,449	16,449	16,449	Complete
GA416 E J Knight	Dumpster Enclosures			16,449	16,449	16,449	Complete
	Total 1450			300,824	477,913	477,913	
	Dwelling Structures	1460					
GA406 Wilson	Electrical Upgrade, new service @ \$4,000/unit		85 units	301,160	333,017	333,017	Complete
	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		85 units	622,510	557,952	557,952	Complete
	Bathroom Upgrade, water & sanitary line repl @ \$4,000		85 units	347,424	330,410	330,410	Complete
	Washer & Dryer Connections @ \$900/unit		85 units	78,170	70,766	70,766	Complete
	Paint apartments @ \$1,000/unit		85 units	86,856	78,629	78,629	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P00456105
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ³	Status of Work
GA406 Wilson	Dwelling Structures (continued) Clean & seal floor tile @ \$400/unit Total 1460	1460	85 units	34,742 1,470,862	15,558 1,386,332	15,558 1,386,332	15,558 1,386,332	Complete
GA406 Wilson	Dwelling Equipment Electric range, 30" Refrigerator	1465		78,400.28	12,257.28	12,257.28	12,257.28	Complete
GA407 Chase	Ranges and Refrigerators	1465	0	0	3,084	3,084	3,084	Complete
GA406 Wilson	Demolition 15 units	1485		40,875	37,002	37,002	37,002	Complete
	Relocation Costs	1495						
GA406 Wilson				30,238	30,405	39,405	30,405	Complete
GA407 Chase				44,624	44,624	44,624	44,624	Complete
GA402 BTW				704	704	704	704	Complete
GA413	Baker Village Redevelopment Total 1495			90,059 165,625	90,059 165,792	90,059 165,792	90,059 165,792	Complete

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number

Capital Fund Program Grant No: (A061900450105

CFRP (Yes/ No):

Replacement Housing Factor Grant No:

Federal FY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
PHA Wide	Computer Equipment	1475.4		54,768	57,452	57,452	57,452	
	Dwelling Structures	1460						
GA412 Nicholson Terrace	Building Security system, door and hardware improvements			40,850	40,850	40,850	40,850	Complete
PHA Wide	Apartment Conversion to 504 Compliance							
GA407 Chase	Chase Homes HC Compliance			219,632	226,571	226,571	226,571	Complete
GA402 BTW	Electrical			8,372	8,372	8,372	8,372	Complete
GA402 BTW	Install A/C in each apartment			89,558	89,558	89,558	89,558	Complete
	Total 1460			358,412	365,351	365,351	365,351	
	Site Improvements	1450						
GA402 BTW	Adding Additional Security Lighting			11,757	11,757	11,757	11,757	Complete
GA412 Nicholson Terrace	Replace Outside Security Lighting			19,382	19,382	19,382	19,382	Complete
	Total 1450			31,139	31,139	31,139	31,139	
	Non-Dwelling Structures	1470						
PHA Wide	Equipment storage and shelters at Maintenance yards			3,121	0	0	0	
	9002 Loan Debt Obligation	9002		398,019.72	398,019.72	398,019.72	398,019.72	

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia

Federal FPY of Grant: 2005

Reasons for Revised Target Dates

Development Number Name:PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CHA Wide	08-17-07		08-17-09		
GA406 Wilson	08-17-07		08-17-09		
GA408 Canty	08-17-07		08-17-09		

Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires: 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No Replacement Housing Factor Grant No: GA06RHC0450109 Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Summary by Development Account Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP funds				
2	1406 Operations (may not exceed 20% of line 21) ²				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Renovation				
15	1492 Moving to Work Demonstration				
16	1493 Relocation Costs				
17	1499 Development Activities ⁴	613,408			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ Relief funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		FY of Grant: 2009	
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No Date of CFPP: GA06R00450109	FY of Grant Approval: 2009	

Line	Summary by Development Account	Original		Revised		Total Actual Cost ¹	
		Total Estimated Cost	Revised ²	Obligated	Expended		
18a	1501 Collateralization of Debt Service paid by the PHA						
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	613,408					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soil Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement I Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PIA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No:	Federal FY of Grant: 2009						
		CHFP (Yes/No):		Replacement Housing Factor Grant No: GA06R00450109				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
GA 4-13 Baker Green Arbor Pointe Phase II	ACC Housing Replacement at Arbor Pointe Phase II	1499		613,408				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of Columbus, Georgia Federal FY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA 4-13 Baker Green Arbor Pointe Phase II	Sept. 2011		Sept. 2013		

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended