

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="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2010														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1656 Number of HCV units: 2,329														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
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PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
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: <ul style="list-style-type: none"> The mission of the Housing Authority of Columbus, Georgia is to be the foremost provider of quality, affordable housing in the Columbus region by developing, revitalizing, and managing contemporary housing communities, and providing other services in partnership with the community. 														

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.

Progress made for attaining the PHA Plan goals, set five years ago, is summarized as follows:

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

PHA Goal: Expand the supply of assisted housing.

Objective: Reduce public housing vacancies by 10 %.

Progress: PHA has reduced vacancies from 2% to 1%. The goal has been achieved.

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: PHA has used a HOPE VI grant to obtain a 5 to 1 leverage ratio with funding from a wide variety of private and municipal sources for three separate development projects. This goal has been achieved.

Objective: Acquire or build units or developments.

Progress: PHA has completed a two phase HOPE VI development with 367 units on the former GA004001 public housing site, completed a 28 unit permanent supportable housing development site, and has built 148 units in Phase I of a four phase redevelopment on a World War II-era public housing site. This goal has been achieved.

PHA Goal: Improve the quality of assisted housing.

Objective: Improve public housing management: (PHAS Score) = 91

Progress: PHA finished FY2009 with a PHAS Score = 89. This goal was not quite attained.

Objective: Increase customer satisfaction.

Progress: Resident satisfaction surveys are no longer conducted by HUD. This objective is therefore moot. Occupancy rates have increased and may be a good alternative indicator of resident satisfaction with their PHA living environment.

Objective: Renovate or modernize public housing units.

Progress: The PHA continues to spend all Capital Fund Program grant monies for dwelling unit renovation work.

Objective: Demolish or dispose of obsolete public housing: 110 units.

Progress: GA004013 (110 units) has been demolished using a variety of Capital Fund Grant monies and Replacement Housing Factor funds.

Objective: Provide replacement public housing: 100 units.

Progress: The PHA constructed 146 replacement public housing units at its HOPE VI development.

Objective: Provide replacement vouchers: 110.

Progress: PHA received replacement vouchers for all residents at GA004013 who elected to utilize a voucher.

PHA Goal: Increase assisted housing choices.

Objective: Conduct outreach efforts to potential voucher landlords.

Progress: Outreach efforts have been very successful, as evidenced by essentially 100% of allotted vouchers under lease. This was accomplished despite the receipt of the additional 357 HOPE VI and 110 GA004013 Relocation Vouchers.

Objective: Implement voucher homeownership program: Five homeownership.

Progress: PHA built seven single family homes for voucher holders.

Objective: Implement public housing or other homeownership programs: Thirty homeownership.

Progress: PHA built single family homes for thirty two public housing-eligible homeownership residents.

Objective: Implement public housing site-based waiting lists: All sites.

Progress: No progress has been made. Since this Five Year Plan goal was created, HUD mandated decentralization of public housing developments. Other challenges presented by this site-based management concept preempted wait list management. PHA continues to utilize central wait list services, although transfer of this function to site managers will likely occur within the next two years.

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

PHA Goal: Provide an improved living environment.

Objective: Implement public housing security initiatives.

Progress: The PHA expended Capital Fund Program and Capital Fund Financing Program grant funds for street lighting and security fencing. Additionally, new PHA developments have been designed to maximize and clearly define defensible space, with adequate street lighting and efficient use of fencing erected during construction phases.

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

Objective: Undertake affirmative action measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No Changes to elements

(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

6.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

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 (Relocation, Demolition, New Construction)

B. Demolition GA004-006 Luther Wilson - 3 Buildings, 16 units
Demolition GA004-008 Elizabeth Canty - 3 Buildings, 16 units

C. The Housing Authority of Columbus, Georgia is not required to or plans to convert any of its current public housing developments in tenant based assistance. All of our developments will continue to be viable for continued use as Public Housing.

Amp Grouping – GA-004-000XXX:

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

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.

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 additional project based Section 8 and public housing units.

HACG has developed 28 units of permanent supportive housing utilizing HOME funds from Georgia Department of Community Affairs. All 28 units are project based Section 8 units.

F. Disposal of a small part of surplus real estate at GA412 Nicholson Terrace approximately 0.5596 acres, for development of approximately 8 affordable housing units.

G. A site based (public housing and section 8) waiting list is now being maintained at Arbor Pointe to facilitate renting the Arbor Pointe project based rental assistance units.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																																																																																
8.1	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.																																																																																
8.2	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.																																																																																
8.3	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.																																																																																
9.0	<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.</p> <table border="1" data-bbox="180 621 1357 1073"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>8,653</td> <td>5</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>7,295</td> <td>5</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>11,507</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Elderly</td> <td>15,230</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> </tr> <tr> <td>Families with Disabilities</td> <td>5,582</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity White</td> <td>36,920</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity Black</td> <td>28,635</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity Hispanic</td> <td>2,248</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> <td>4</td> </tr> </tbody> </table>	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
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9.1	<p>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.</p> <p>PHA plans to continue leasing public housing and Section 8 units at the 98% to 99% occupancy level, and to minimize vacancy turn over time to re-occupy a public housing or Section 8 voucher turn over unit. Waiting lists are maintained for public housing and Section 8 that will provide in excess of two years of move-ins at current turnover rates. PHA also intends to continue applying for additional vouchers if/when any should become available. PHA will continue to develop new affordable housing units as funding opportunities become available.</p>																																																																																
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ol style="list-style-type: none"> 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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**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 7/01/10, 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
 PHA Name

GA004
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014
 Annual PHA Plan for Fiscal Years 20 - 20

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 Larry Cardin	Title Chairman
Signature <i>Larry Cardin</i>	Date 3/17/2010

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 Commissioners, 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. (48 U.S.C. 1061, 1010, 1012, 31 U.S.C. 3729, 3802)

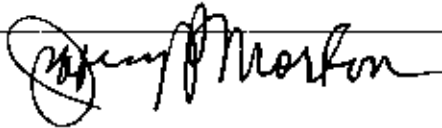
Name of Authorized Official

Jeffrey P. Morton

Title

Director of Finance

Signature



Date

4/14/2010

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 on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

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

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

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

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

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

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

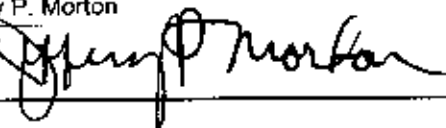
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jeffrey P. Morton

Signature



Title

Director of Finance

Date

4/14/2010

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-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

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

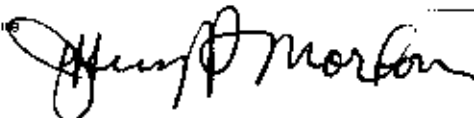
Name of Authorized Official

Jeffrey P. Morton

Title

Director of Finance

Signature



Date (mm/dd/yyyy)

4/14/2010


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 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 630 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 tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be 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: 4/14/2010	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	



March 18, 2010

To Whom It May Concern:

The Resident Advisory Board (RAB) met at the 2010 Columbus RAB Meeting on February 10, 2010 at 3:30 PM in the Housing Authority of Columbus' Board Room located on 1006 Wynnton Road. There were 10 people present including 5 residents at the meeting.

At the RAB Meeting, there were no comments received from the residents by the Housing Authority of the Columbus, GA. There were no challenged elements.

A handwritten signature in cursive script, appearing to read "Alonzo Rivers", written over a horizontal line.

Alonzo Rivers
Director of Property Management

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part I: Summary

PHA Housing Authority of Columbus, GA 00004		Locality Columbus/Muscogee/Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B. Physical Improvements Subtotal	4,099,686.66	0	891,202	1,391,202	1,391,202
C. Management Improvements		250,000	250,000	250,000	250,000
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration		255,738	255,738	255,738	255,738
F. Other (430 Cost & Fees)		262,424.28	262,424.28	262,424.28	262,424.28
G. Operations					
H. Demolition					
I. Development 1499		1,391,202	500,000		
J. Capital Fund Financing - Debt Service		398,019.72	398,019.72	398,019.72	398,019.72
K. Total CFP Funds		2,557,384	2,557,384	2,557,384	2,557,384
L. Total Non-CFP Funds					
M. Grand Total				Work Items	Work Items

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. 2517-0226
 Expires 4/30/2011

Part I: Summary			
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P004501010 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds:						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements			250,000			
4	1410 Administration (may not exceed 10% of line 21)			255,738			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			262,424.28			
8	1440 Site Acquisition						
9	1450 Site Improvement			945,000			
10	1460 Dwelling Structures			188,724			
11	1465.1 Dwelling Equipment—Nonexpendable			17,784			
12	1470 Non-dwelling Structures			216,694			
13	1475 Non-dwelling Equipment			18,000			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs			5,000			
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 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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number: Capital Fund Program Grant No: GA06P004S01010 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or 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)	2,557,384			
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				
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Signature of Executive Director for J. Len Williams Signature of Public Housing Director		Date 4/15/2010			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 CFFP Grants for operations.
⁴ RHF 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: GA06P004S01010 CFEP (Yrs/No): Replacement Housing Factor Grant No:	Federal FY of Grant: 2010
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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	
AMP Wide	Operations	1406						
BTW GA004-0002	Managements Improvements Staff training, consultants	1408		250,000				
	Administration	1410		255,738				
	Admin. fee							
	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	Potable 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 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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06FP04501010 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
Rivers GA004000411	Fencing, Parking lot re-surfacing	1450		50,000				
Farley GA004000410	Parking lot re-surfacing.	1450		50,000				
EJ Knight GA004000416	Privacy fence & electric gate.	1450		70,000				
EJ Knight GA004000416	Envelope modifications to building exterior to improve energy efficiency to include new exterior insulation and brick, energy efficiency windows, energy efficiency exterior doors.	1460	8 buildings	188,724				
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				
	Total 1470			216,694				
	MOD Inspector Vehicle	1475.7	1	18,000				
Wilson Ga.0004000406	Relocation Cost	1495.1		5,000				
GA004000406 & GA004000408	Debt Service	1501		398,019.72				
	TOTAL For 2009			2,557,384				

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 FFY of Grant: 2010

Reasons for Revised Target Dates

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
All Development numbers listed, all Aamp activities listed.	Sept 2012		Sept 2014		

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GAOHPO0450109 Replacement Housing Factor Grant No: Date of CFP:	FY of Grant: 2009 FY of Grant Approval: 2009
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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: 12-31-09	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹
			Original	Revised ²		
1	<input type="checkbox"/> Reserve for Disasters/Emergencies					
2	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input type="checkbox"/> Final Performance and Evaluation Report	Total non-CFP Funds				
3		1406 Operations (may not exceed 20% of line 21) ³	250,000	250,000	19,197	19,197
4		1408 Management Improvements	255,738	255,738	215,936	215,936
5		1410 Administration (may not exceed 10% of line 21)				
6		1411 Audit				
7		1415 Liquefied Damages				
8		1430 Fees and Costs	262,424.28	262,424.28		
9		1440 Site Acquisition				
10		1450 Site Improvement	725,699	0		
11		1460 Dwelling Structures				
12		1465.1 Dwelling Equipment—Nonexpendable	17,784	0		
13		1470 Non-dwelling Structures	216,694	0		
14		1475 Non-dwelling Equipment				
15		1485 Demolition				
16		1492 Moving to Work Demonstration				
17		1495.1 Relocation Costs	20,000	0		
18		1499 Development Activities ⁴	411,025	1,391,202		

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 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		FFY of Grant: 2009	
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 6) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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)	2,557,384	2,557,384	235,133	235,133
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	Signature of Executive Director: <i>for J. Len Williams</i> Date: <i>4/15/2010</i>		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 CFFP 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 II: Supporting Pages		Grant Type and Number	Federal FPY of Grant: 2009			Status of Work		
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06PUM450109						
		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 ³	
	Managements Improvements	1408		250,000	250,000	19,197	19,197	
	Staff Training							
	Consultants			250,000	250,000	19,197	19,197	
	Total 1408							
	Administration	1410						
	Administration Fee			255,738	255,738	215,936	215,936	
	Fees & Cost	1430						
	Architect & Engineer cost			80,000.28	80,000.28			
	3 Mod Site Inspectors			182,424	182,424			
	Total 1430			262,424.28	262,424.28			
	Site Improvements	1450						
	Parking lot re-surfacing, fencing, lighting, landscaping, retaining walls, play ground equipment.			100,000	0			Moved to 1499
	Potable water line replacement	1450		150,000	0			Moved to 1499
	Playground equipment, parking lot improvements, street speed tables, landscaping	1450		100,000	0			Moved to 1499
	Potable water line replacement	1450		250,000	0			Moved to 1499
	Fencing, parking lots resurfacing.	1450		55,699	0			Moved to 1499

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 FFY of Grant: 2010				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P004501010						
		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	
Rivers GA004000411	Privacy fence & electric gate	1450		70,000	0			Moved to 1499
	Total 1450			725,699	0			
Rivers GA004000411	Dwelling Equipment	1465.1						Moved to 1499
	Cook ranges & Refrigerators		24 ea.	17,784	0			
	Total 1465			17,784	0			
	Non-Dwelling Equipment	1470						
	Vehicle Sheds		6 sites	180,000	0			Moved to 1499
	Office signage.		7 sites	36,694	0			Moved to 1499
	Total 1470			216,694	0			
Wilson Ga.0004000406	Relocation Cost	1495.1		20,000	0			Moved to 1499
Baker Village PH II	Development Activities	1499		411,025	1,391,202			Under Contract
GA004000406 & GA004000408	Debt Service	1501		398,019.72	398,019.72			

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

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
 PITA Name: Housing Authority of Columbus, Georgia

Federal FFY 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
All Development numbers listed, all Amp activities listed.	9/14/11		9/14/13	

* 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/Performance and Evaluation Report
 American Recovery and Reinvestment Act
 Capital Fund Formula Grant (ARRA)

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	
PHIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06S00450109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant		FY of Grant: 2009	
<input checked="" type="checkbox"/> Original Annual Statement		FY of Grant Approval: 2009	
<input type="checkbox"/> Reserve for Disaster/Emergencies			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09			
<input type="checkbox"/> Revised Annual Statement (revision no: 1)			
<input type="checkbox"/> Final Performance and Evaluation Report			

Line	Summary by Development Account	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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	446,267	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	4,016,409	733,795	
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 J Relocation Costs				
17	1499 Development Activities ⁴	1,020,000	0		

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 10% of CFP Grants for operations.
⁴ RHHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 American Recovery and Reinvestment Act
 Capital Fund Formula Grant (ARRA)

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: 2009	
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06S00450109 Replacement Housing Factor Grant No: None of CFFP.	FY of Grant Approval: 2009	

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09		<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			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost
18a	1501 Collateralization or Debt Service paid by the PITA		
18b	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 2 - 19)	4,462,676	733,795
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		
Amount of line 20 Related to Security - Total Amount of line 20 Related to Security - Total			
Signature of Executive Director <i>Wm Williams</i>		Signature of Public Housing Director	
Date 4/15/2010		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 PIAs with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RIF funds shall be included here.

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: GA06SS00450109				
		CFPP (Year/No):		Replacement Housing 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
	Administration	1410		\$446,267	446,267	
GA004000406 Wilson 400 Block	Dwelling Structures	1460				
Wilson 400 Block	Electrical upgrade, new service @ 6,000/unit		84 units	\$504,000	\$504,000	Contract Sign 1-25-2010
Wilson 400 Block	Kitchen upgrade, water, sanitary line replacement @ 7,500/unit		84 units	\$630,000	\$630,000	Contract Sign 1-25-2010
Wilson 400 Block	Bathroom upgrade, water and sanitary line replacement @ \$6,000/unit		84 units	\$504,000	\$504,000	Contract Sign 1-25-2010
Wilson 400 Block	Washer & Dryer Connections @ \$1,031		84 units	\$86,604	\$86,604	Contract Sign 1-25-2010
Wilson 400 Block	Clean & Paint apartment @ \$2,000		84 units	\$168,000	\$168,000	Contract Sign 1-25-2010
Wilson 400 Block	Clean & seal floor tile @ \$500/unit		84 units	\$42,000	\$42,000	Contract Sign 1-25-2010
Wilson 400 Block	Paint porch ceilings		84 units	\$51,000	\$51,000	Contract Sign 1-25-2010
Wilson 400 Block	Lighting fixture replacement		84 units	\$68,129	\$68,129	Contract Sign 1-25-2010
	TOTAL Wilson	1460		\$2,053,733	\$2,053,733	
Nicholson Terrace GA004000412	Dwelling Structure 1460					
GA004000412	Replace Mailboxes			20,000	20,000	Contract Sign 1-07-2010

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		Grant Type and Number		Federal FY of Grant: 2009				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06S00450109						
		CFRP (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 ³	
GA004000412	Repair concrete spalling			\$50,000	\$50,000	50,000		In Progress
GA004000412	Clean and paint building exterior. Paint interior stairwells			\$175,000	\$175,000	165,000		In Progress
GA004000412	Replace all metal doors and jambs.			\$150,000	\$150,000	150,000		In Progress
GA004000412	Replace acoustical ceilings and grids.			\$50,000	\$50,000	50,000		In Progress
GA004000412	Replace ceiling lighting.							In Progress
GA004000412	Mechanical room up-grades.-Hot water, HCAC system			\$140,000	\$140,000	120,000		In Progress
GA004000412	Replace hot and cold water valves in basement.			\$20,000	\$20,000	20,000		In Progress
GA004000412	Replace VCT tile			\$30,000	\$30,000	25,795		In Progress
GA004000412	UP-grade elevator electrical controls and all equipment.			\$40,000	\$40,000	35,000		In Progress
GA004000412	Repair leaking window casings			\$30,000	\$30,000	25,000		In Progress
GA004000412	Re-pipe waste water lines in laundry room.			\$10,000	\$10,000	10,000		In Progress
GA004000412	Replace 100 apartment doors and hardware.			\$85,000	\$85,000	65,000		In Progress
	TOTAL Nicholson Terrace	1460		\$800,000	\$800,000	733,795		
	Dwelling Structures	1460						
GA004000405	Up-grade HVAC system.			\$102,776	\$102,776			Contract Sign 1-12-2010
GA004000405	Install new hot water tanks			14,400	14,000			Contract Sign 1-12-2010
GA004000405	Modify kitchen cabinets for 30 inch			\$2,500	\$2,500			Contract Sign 1-12-2010

GA00400405	Replace sliding glass doors.				\$23,000	\$23,000			Contract Sign 1-12-2010
	TOTAL RIVERS	1460			\$142,676	\$142,676			
EJ Knight GA00400416	Dwelling Structures	1460							
	Exterior buildings envelop energy improvements to include insulation and energy efficient windows and facade up-grades		50 units	0		1,020,000			Contract Sign 2-17-2010
Baker Village Redevelopment Phase II	Development Activities	1499			\$1,020,000	0			Moved to EJ Knight 1460

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
 American Recovery and Reinvestments Act
 Capital Fund Formula Grant (ARRA)

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)		Federal FY of Grant: 2009	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	3/17/2010		3/17/2012			
Nicholson Terrace GA004000412	3/17/2010		3/17/2012			
Rivers Homes GA004000405	3/17/2010		3/17/2012			
EJ Knight GA00400416	3/17/2010		3/17/2012			
Baker Village Redevelopment Phase II	3/17/2010		3/17/2012			

* 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	PIHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number: Capital Fund Program Grant No: GA06PR00430108 Replacement Housing Factor Grant No: Date of CTFP:	FY of Grant: 2008 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: 12-31-09 Revised Annual Statement (revision no: 4)
 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-CTF Funds						
2	1405 Operations (may not exceed 20% of line 21) ²	100,000	100,000	100,000	100,000	100,000	100,000
3	1408 Management Improvements	22,803	12,263	12,263	12,263	5,899	5,899
4	1410 Administration (may not exceed 10% of line 21)	250,515	250,515	250,515	250,515	250,515	250,515
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	329,308	318,550	318,550	318,550	299,289	299,289
8	1440 Site Acquisition						
9	1450 Site Improvement	383,766	383,766	383,766	383,766	330,198	330,198
10	1460 Dwelling Structures	1,001,742	1,024,834	1,024,834	1,008,167	810,308	810,308
11	1465.1 Dwelling Equipment—Nonexpendable	27,000	31,500	31,500	31,500	31,500	31,500
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	23,232.28	16,938.28	16,938.28	16,938.28	16,188	16,188
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	40,307	40,307	40,307	40,307	40,307	40,307
17	1499 Development Activities ³	335,470	335,470	335,470			

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 CTF 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
 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: (A)06P00450108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09	Reserve for Disaster/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		398,019.72	398,019.72	398,019.72	199,010
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 2 - 19)		2,912,163	2,912,163	2,560,026	2,083,214
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 PHA Director, Assistant Secretary <i>Dr. J. Len Williams</i>			Date <i>4/15/2010</i>	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 CFFP 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 II: Supporting Pages		PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number		Federal FFY of Grant: 2008		
				Capital Fund Program Grant No: GA06P00450108				
				CFPP (Year/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 ¹ 100,000	Funds Obligated ² 100,000	Funds Expended ² 100,000	
	Management Improvements	1408		11,512	11,957	11,957	5,593	
	Consulting Fees & Software			11,291	306	306	306	
	Training			22,803	12,263	12,263	5,899	
	Total 1408							
	Administration	1410		250,515	250,515	250,515	250,515	
	Administration Fee			250,515	250,515	250,515	250,515	
	Total 1410							
	Fees & Costs	1430		86,652	75,894	75,894	56,808	In Progress
	Fees & Costs			242,656	242,656	242,656	242,481	
	MOD Inspectors (3)			329,308	318,550	318,550	299,289	
	Total 1430							
	Site Improvements	1450						
	Parking upgrades, fencing, lighting, landscaping, signage			364,316	364,316	364,316	310,748	In Progress
	Parking upgrades, fencing, lighting, landscaping, signage			2,100	2,100	2,100	2,100	Complete
	Parking upgrades, fencing, lighting, landscaping, signage			17,350	17,350	17,350	17,350	Complete
	Fencing, sidewalk repair, landscaping, signage			383,766	383,766	383,767	330,198	
	Total 1450							

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 FFY of Grant: 2008				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P00450108						
		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 ¹	Funds Obligated ²	Funds Expended ¹	
	Dwelling Structures	1460						
GA004000406 Wilson 300 & 400 Block	Electrical Upgrade, new service @ \$4,000/unit		67 units	216,759	227,348	227,348	221,571	In Progress
GA004000406 Wilson 300 & 400 Block	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		67 units	338,365	338,064	323,431	206,478	In Progress
GA004000406 Wilson 300 & 400 Block	Bathroom Upgrade, water & sanitary line repl @ \$4,705/unit		67 units	319,731	319,097	319,097	258,173	In Progress
GA004000406 Wilson 300 & 400 Block	Washer & Dryer Connections @ \$496/unit		67 units	31,722	34,977	34,977	34,088	In Progress
GA004000406 Wilson 300 & 400 Block	Paint apartments @ \$1,000/unit		67 units	84,591	84,591	84,591	71,719	In Progress
	Clean & seal floor tile @ \$200/unit		67 units	10,574	18,723	18,723	18,279	In Progress
	Total Wilson 1460			1,001,742	1,022,800	1,008,166	810,308	
	Dwelling Equipment	1465.1						
GA004000406 Wilson	Electric Range 30". Refrigerator @\$800/unit		50 units	27,000	31,500	31,500	31,500	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

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 ¹
GA004000408 Canty	Dwelling Structures Exterior Bldg Modifications	1460		0	2,034		
	Non Dwelling Equipment	1475					
PHA-WIDE	Computer Equipment	1475.1		6,815.28	1,335.28	1,335.28	585
	MOD Inspector Vehicle	1475.7		16,417	15,603	15,603	15,603
	Total 1475			23,232.28	16,938.28	16,938.28	16,188
	Relocation Cost	1495		40,307			
GA004000406 Wilson	Relocation Cost				22,143	22,143	22,143
GA004000408 Canty	Relocation Cost				18,164	18,164	18,164
	Total 1495			40,307	40,307	40,307	40,307
	Development Activities	1499		335,470	335,470		
Baker Village Redevelopment							
GA004000406 Wilson	Debt Service	1501		398,019.72	398,019.72	398,019.72	199,010
GA004000408 Canty							

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					Federal FFY of Grant 2008	Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
CHA Wide	6/12/2010		6/12/2012			
GA406 Wilson	6/12/2010		6/12/2012			
GA408 Cady	6/12/2010		6/12/2012			

* 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/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: 2007	
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450107 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09	Reserve for Disaster/Emergencies <input type="checkbox"/> Original Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report		
		Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
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	5,976	5,976	5,976	5,976	5,976
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	123,504	123,894	123,894	123,894	71,515
8	1440 Site Acquisition					
9	1450 Site Improvement	437,211	437,435	437,435	437,435	219,176
10	1460 Dwelling Structures	622,231	631,508	631,508	631,508	556,297
11	1465 J Dwelling Equipment—Nonexpendable	39,871.28	38,250.28	38,250.28	38,250.28	38,250.28
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	18,283	5,762	5,762	5,762	5,762
14	1485 Demolition	76,440	81,448	81,448	81,448	67,744
15	1492 Moving to Work Demonstration					
16	1495 J Rehabilitation Costs	33,114	32,357	32,357	32,357	32,357
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 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

PHIA Name: Housing Authority of Columbus, Ga Grant Type and Number: Capital Fund Program Grant No. GA06P0450107
 Replacement Housing Factor Grant No: _____ Date of CFP: _____

FY of Grant: 2007
 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: 12-31-09	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
			Original	Revised ¹	Obligated	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	398,019.72
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	2,610,775	2,251,222
21		Amount of line 20 Related to 1BP 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 PHA Director: <u>[Signature]</u> Date: <u>4/15/2010</u> 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 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 II: Supporting Pages		Grant Type and Number		Federal FPY of Grant: 2007				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P004S0107		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		
	Operations	1406		Original 100,000	Revised ¹ 100,000	Funds Obligated ² 100,000	Funds Expended ³ 100,000	
	Management Improvements	1408		5,976	670	670	670	
	Consulting Fees & Software				5,306	5,306	5,306	
	Community Supportive Services			5,976	5,976	5,976	5,976	
	Total 1408							
	Administration	1410						
	CFP Inspectors (2)			48,866	48,866	48,866	48,866	
	Management Fee			212,211	212,211	212,211	212,211	
	Total 1410			261,077	261,077	261,077	261,077	
	Fees & Costs	1430						
	Fees & Costs			123,504	123,894	123,894	71,515	In Progress
	PHA-Wide							
	Site Improvements	1450						
	Dumpster Enclosures, Signage			43,190	43,190	43,190	43,190	Complete
	Williams							
	Parking upgrades, fencing, lighting,			101,364	101,428	101,428	86,261	In Progress
	landscaping, signage			282,885	282,885	282,885	79,793	In Progress
	Parking upgrades, fencing, lighting,			5,352	5,512	5,512	5,512	Complete
	landscaping, signage			4,420	4,420	4,420	4,420	Complete
	Dumpster Enclosures, Signage							
	Signage			437,211	437,435	437,435	219,176	
	Total 1450							

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		PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450107 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
	Dwelling Structures	1460						
GA004000406 Wilson	Electrical Upgrade, new service @ \$4,000/unit		68 units	145,688	145,687	145,687	136,225	In Progress
GA004000406 Wilson	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		68 units	184,911	165,530	165,530	146,225	In Progress
GA004000406 Wilson	Bathroom Upgrade, water & sanitary line repl @ \$4,000		68 units	145,687	145,687	145,687	127,947	In Progress
GA004000406 Wilson	Washer & Dryer Connections @ \$900/unit		68 units	33,620	58,279	58,279	\$4,834	In Progress
GA004000406 Wilson	Paint apartments @ \$1,000/unit		68 units	39,224	39,813	39,813	37,144	In Progress
GA004000406 Wilson	Clean & seal floor tile @ \$400/unit		68 units	11,207	19,426	19,426	18,278	In Progress
	Exterior Door Locks		68 units	0	1,192	1,192	1,192	Complete
	Total		1460	560,337	575,614	575,614	521,845	
GA004000408 Carty	Exterior Bldg Modifications	1460		55,894	55,894	55,894	34,451	In Progress
GA004000412 Nicholson Terrace	New apartment door hardware	1460		6,000	0	0	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 II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
Capital Fund Program (Grant No: GA06P00450107
CFPP (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 ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Equipment	1465.1						
GA004000406 Wilson	Electric range, 30" Refrigerator		80 sets	39,871.28	38,250.28	38,250.28	38,250.28	Complete
PHA-WIDE	Computer Equipment	1475.1		18,283	5,762	5,762	5,762	Complete
GA004000406 Wilson	Demolition	1485	1 Bldg	34,279	35,429	35,429	23,208	Complete
GA004000408 Canty	Demolition		1 Bldg	42,161	46,019	46,019	44,537	In Progress
	Total 1485			76,440	81,448	81,448	67,744	
GA004000406 Wilson	Relocation Cost	1495		33,114	32,357	32,357	32,357	Complete
	Development Activities Baker Village Mix Income Redevelopment	1499		495,048	495,048	495,048	495,048	Complete
	1501 Debt Services	1501		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.

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	
CHA Wide	09-12-09		09-12-11		
GA004000406 Wilson	09-12-09		09-12-11		
GA004000408 Canty	09-12-09		09-12-11		
GA004000405 W Wms.	09-12-09		09-12-11		
GA004000410 Farley	09-12-09		09-12-11		
GA004000416 EJ Knight	09-12-09		09-12-11		

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

PHA Name: Housing Authority of
 Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No. GA06FP04S0106
 Replacement Housing Factor Grant No:
 Date of CFPP:

FY of Grant 2006
 FY of Grant Approval:

Type of Grant

Original Annual Statement

Revised Annual Statement (revision no: 5)

Performance and Evaluation Report for Period Ending: 12-31-09

Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
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	100,000
3	1408 Management Improvements	8,089	8,089	8,089	8,089	8,089	8,089
4	1410 Administration (may not exceed 10% of line 21)	195,000	195,000	195,000	195,000	195,000	195,000
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	75,800	75,800	75,800	75,845	75,845	75,845
8	1440 Site Acquisition						
9	1450 Site Improvement	743,384	743,384	743,384	743,384	713,349	713,349
10	1460 Dwelling Structures	610,796	610,796	610,796	613,065	613,065	613,065
11	1465 1 Dwelling Equipment—Nonexpendable	27,964.28	27,964.28	27,964.28	27,964.28	27,964.28	27,964.28
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	40,753	40,753	40,753	40,753	40,753	40,753
14	1485 Demolition	49,353	49,353	49,353	47,039	45,015	45,015
15	1492 Moving to Work Demonstration						
16	1495 1 Reducation Costs	28,869	28,869	28,869	28,869	28,869	28,869
17	1499 Development Activities ⁴	439,096	439,096	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 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ PHA: 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: 2006	
PHA Name:	Grant Type and Number	FFY of Grant Approval:	
Housing Authority of Columbus, Ga	Capital Fund Program Grant No: GA06P00450106	FFY of Grant Approval:	
	Replacement Housing Factor Grant No:		
	Date of CFFP:		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIJA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	398,019.72	398,019.72	398,019.72	398,019.72
19	1502 Contingency (only 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	2,685,065
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				
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09 <input type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report		Signature of Public Housing Director		Date	
Signature: <i>for J. Len Williams</i> Date: <i>4/15/2010</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 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
 Expires 4/30/2011

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 Factor Grant No:

Federal FFY 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 ¹	Funds Obligated ²	Funds Expended ²	
	Operations	1406		100,000	100,000	100,000	100,000	
	Management Improvements	1408						
	Consulting Fees & Software			8,089	8,089	8,089	8,089	
	Total 1408			8,089	8,089	8,089	8,089	
	Administration	1410						
	CFFP Contractor Coordinator Salary			80,000	80,000	80,000	80,000	
	CFFP Inspectors (2)			115,000	115,000	115,000	115,000	
	Total 1410			195,000	195,000	195,000	195,000	
	Fees & Costs	1430						
	Wilson Homes			45,935	45,935	45,980	45,980	Complete
	Canty Homes			29,865	29,865	29,865	29,865	Complete
	Total 1430			75,800	75,800	75,845	75,845	
	Site Improvements	1450						
	Parking upgrades, fencing, lighting, landscaping, signage			281,891	281,891	292,366	291,350	In Progress
	Parking upgrades, fencing, lighting, landscaping, signage			461,493	461,493	451,018	422,000	In Progress
	Total 1450			743,384	743,384	743,384	713,350	

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

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		Federal FFY of Grant: 2006		Capital Fund Program Grant No: GA06P004S0106		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	Revised ¹	Funds Obligated ²	Funds Expended ²	Total Actual Cost	Status of Work				
GA004000406 Wilson	Dwelling Structures Electrical Upgrade, new service @ \$4,000/unit	1460	68 units	235,727	235,727	293,890	293,890	293,890	Complete				
GA004000406 Wilson	Kitchen Upgrade, water, sanitary line repl @ \$5,000/unit		68 units	22,996	22,996	22,996	22,996	22,996	Complete				
GA004000406 Wilson	Bathroom Upgrade, water & sanitary line repl @ \$4,000		68 units	32,534	32,534	32,534	32,534	32,534	Complete				
GA004000406 Wilson	Washer & Dryer Connections @ \$900/unit		68 units	1,667	1,667	1,667	1,667	1,667	Complete				
GA004000406 Wilson	Paint apartments @ \$1,000/unit		68 units	1,853	1,853	1,853	1,853	1,853	Complete				
GA004000406 Wilson	Clean & seal floor tile @ \$400/unit		68 units	303	303	303	303	303	Complete				
	Total 1460			295,080	295,080	353,243	353,243						
	Dwelling Equipment	1465.1											
GA004000406 Wilson	Electric range, 30" Refrigerator			27,964	27,964.28	27,964	27,964	27,964	Complete				
GA004000406 Wilson	Demolition 12 units		12 units	20,200	20,200	20,200	20,200	20,200	Complete				
GA004000406 Wilson	Relocation			34,439	24,439	24,439	24,439	24,439	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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No: GA06P00450106
 CFFP (Yrs/No):
 Replacement Housing Factor 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	
GA004000412 Nicholson Terrace	Upgrade Domestic Hot Water System	1460		22,178	22,178	22,178	22,178	Complete
PHA-WIDE	Computer Equipment	1475.1		40,753	40,753	40,753	40,753	Complete
GA004000408 Cnty	Demolition 12 units	1485	12 units	29,153	29,153	26,839	24,814	In Progress
GA408 Cnty	Exterior Blde Modifications	1460		293,538	293,538	237,644	237,644	In Progress
GA408 Cnty	Relocation Costs	1495		4,430	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
 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 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		
GA004000406 Wilson	07-17-08		07-17-10		
GA004000408 Canty	07-17-08		07-17-10		
GA004000412 Nicholson Terrace	07-17-08		07-17-10		

* 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/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

PHFA Name: Housing Authority of
 Columbus, Georgia
 Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: GA06R00450105
 Date of CFP:

FY of Grant: 2005
 FY of Grant Approval:

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending 12-31-09

Revised Annual Statement (revision no:)
 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	1465.1 Dwelling Equipment - Non-spendable				
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 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHFA 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: 2005	
PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GAUR00450105 Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
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 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		Date
		4/15/10			

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 RLF 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 III: Implementation Schedule for Capital Fund Financing Program						Federal FPY of Grant: 2005	Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Original Obligation End Date	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Original Expenditure End Date	Actual Expenditure End Date	
GA413 Baker Green		8-17-2007			8-17-2009		

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/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

PI/A Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA00R00450106 Date of CFFP:	FFY of Grant: 2006 FFY 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: 12-31-09	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/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-CFF 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 PI/As with under 250 units in management may use 100% of CFF grants for operations.
⁴ RLIIF 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: 2006	
PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: GA06R00450106 Date of CFP:	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	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collaborization or Debt Service paid by the PHA				
18ba	4000 Collaborization 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 TARP 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
		4/15/10			

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 PITAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, Georgia			Grant Type and Number		Federal FFY of Grant: 2006				
		Capital Fund Program Grant No:							
		CEFP (Yes/ No): No		Replacement Housing Factor Grant No: GA06R00450106					
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		635,438	635,438	635,438	635,438	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.

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: 2006

Reasons for Revised Target Dates

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	7-17-08		7-17-10		

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

PIHA Name: Housing Authority of Columbus, Georgia

Grant Type and Number
 Capital Fund Program Grant No. Replacement Housing Factor Grant No. GA06R00450107
 Date of CFP:

FY of Grant: 2007
 FY of Grant Approval:

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-09
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP 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	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 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		FEY of Grant: 2007			
PHA Name: Housing Authority of Columbus, Ga	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06KR00450107 Date of CRFP:	FEY of Grant Approval:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-08 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised?	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIHA				
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 2 - 19)	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
		4/15/10			

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 CRFP 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
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No:						
		CFPP (Yes/No): No						
		Replacement Housing Factor Grant No: GA06R00450107						
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		540,044	540,044	540,044	540,044	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
 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 FFY of Grant: 2007

Reasons for Revised Target Dates

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

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j 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

PELA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R00450108 Date of CFFP:	FY of Grant: 2008 FY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-09	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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) 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		613,408	613,408	450,501	335,379

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 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		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: CA08R00450108 Date of CFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	613,408	450,501	335,379
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
		4/15/10			

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 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 II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2008			
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: CFEP (Yes/No): No			Replacement Housing Factor Grant No: GA06R00450108			
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		613,408	613,408	450,501	335,379	

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						Federal FFY of Grant: 2008	Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date		
	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				

1 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/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: GA06R00450109 Date of CFFP:	FY of Grant: 2009 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: 12-31-09	Reserve for Disaster/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Revised ²	
1	Total non-CFF 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 Living Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving in Work Demonstration				
16	1495 J Relocation Costs				
17	1499 Development Activities ⁴		677,648	677,648	0
					0

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

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

PIIA Name: Housing Authority of Columbus, Ga	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06FR0450109 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ¹	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIIA				
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 2 - 19)	677,648	677,648	0	0
21	Amount of line 20 Related to LBF 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>		4/15/10	<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 PIAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RLF 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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 Expires 4/30/2011

Part III: Supporting Pages								
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): No Replacement Housing Factor Grant No: GA06R00450109			Federal FY of Grant: 2009			
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 ¹	
GA413 Baker Green Arbor Pointe Ph II	ACC Housing Replacement at Arbor Pointe Phase II	1499		677,648	677,648	0	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

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					
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 Arbor Pointe Phase II	9-14-2011		9-14-2013		

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j 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
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 Expires 4/30/2011

Part I: Summary

PIHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GAN04 CFFP Family Mix Loan No: 920 Replacement Housing Factor Grant No: Date of CFFP:	PIY of Grant: PIY 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 12-31-09	Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Total Estimated Cost Revised ²	Obligated	Expended
1		Total non-CFF 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	90,565	90,565	90,565	90,565
8		1440 Site Acquisition				
9		1450 Site Improvement				
10		1460 Dwelling Structures	4,581,197	4,641,308	4,941,541	4,771,113
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 Costs				
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 RII's 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

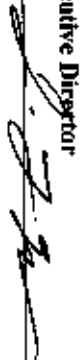
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Columbus, GA	Grant Type and Number Capital Fund Program Grant No: GA00P00450108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	470,214	470,214	470,214	470,214
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	60,111	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	5,202,087	5,202,087	5,502,320	5,331,892
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				

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12-31-09 Final Performance and Evaluation Report

Signature of Executive Director:  Date: 4/15/10
 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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

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

Part II: Supporting Pages		Grant Type and Number		Federal FPY of Grant:				
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA004 CTFP Fannie Mae Loan No: 920		CTFP (Yes/ No): Yes				
		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		
	Fees & Costs	1430		Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
PHA-WIDE	Costs of Loan Issuance			90,565	90,565	90,565	90,565	
	Dwelling Structures	1460						
GA406 Wilson Homes	Change exterior facade of buildings: New porches, columns, shutters, decorative engineered siding, roof dormers, exterior doors, etc.		250	2,043,749	2,043,749	2,043,749	2,043,749	Complete
GA408 Canty Homes	Change exterior facade of buildings: New porches, columns, shutters, decorative engineered siding, roof dormers, exterior doors, etc.		123	1,659,357	1,719,468	2,019,701	2,019,701	Complete
GA409 Canty 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	707,663	In Progress
	Total 1460			4,581,197	4,641,308	4,941,541	4,771,113	
	Collateralization or Debt Service							
PHA-WIDE	Debt Service Reserve	1501		398,020	398,020	398,020	398,020	
PHA-WIDE	Capitalized Interest	1501		72,194	72,194	72,194	72,194	
	Total 1501			470,214	470,214	470,214	470,214	
PHA-WIDE	Contingency	1502		60,111	0	0	0	

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

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)	Federal FFY 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 Carty Homes	1-01-08		1-01-10	
GA409 Carty 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.

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA (HACG) VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HACG’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by HACG of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by HACG;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between HACG, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by HACG; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by HACG.

III. Other HACG Policies and Procedures

This Policy shall be referenced in and attached to HACG’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of HACG’s Admissions and Continued Occupancy Policy and The Section 8 Administration Plan. HACG’s annual public housing agency plan shall also contain information concerning HACG’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of HACG, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

- A. *Non-Denial of Assistance.* HACG will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. *Admissions Preference.* Applicants for housing assistance from HACG will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. This preference is particularly described as follows: Families who include victims of domestic violence which is defined as actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who lives in the unit with the family must have occurred within the past six months or be of a continuing nature.

The applicant must have been displaced as a result of fleeing violence in the home or they are currently living in a situation where they are being subjected to or victimized by violence in the home.

The applicant must certify that the abuser will not reside with the applicant unless the housing authority gives prior written approval.

- C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, HACG, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, HACG shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. HACG will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

- A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by HACG:
 - 1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 - 2. In addition to the foregoing, tenancy or assistance will not be terminated by HACG as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted

household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of HACG' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither HACG nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of HACG or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or HACG, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

- B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, HACG or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by HACG. Leases used for all public housing operated by HACG and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by HACG, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

- A. *Requirement for Verification.* The law allows, but does not require, HACG or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., HACG shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by HACG. Section 8 owners or

managers receiving rental assistance administered by HACG may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to HACG or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
 2. *Other documentation* - by providing to HACG or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
 3. *Police or court record* – by providing to HACG or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by HACG, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of HACG, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to HACG or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
 2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by HACG shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, HACG will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* HACG will act upon such an application promptly within 14 business days.
- C. *No right to transfer.* HACG will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of HACG, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for

12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

- A. *Court orders.* It is HACG's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by HACG and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other HACG policies regarding family break-up are contained in HACG's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of HACG to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If HACG staff become aware that an individual assisted by HACG is a victim of domestic violence, dating violence or stalking, HACG will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring HACG either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case.

XII. Notification

HACG shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by HACG as approved by the HACG Board of Commissioners.