

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

HOUSING AUTHORITY OF COLUMBUS, GEORGIA

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of Columbus, Georgia

PHA Number: GA004

PHA Fiscal Year Beginning: (mm/yyyy) 07/2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Main Administrative Office of the Local Government
Public Library

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: 10%
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: 5%
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units: 510 units
- Demolish or dispose of obsolete public housing: 510 units
- Provide replacement public housing: 300 units
- Provide replacement vouchers: 210 units
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: 10%
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	10
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	20
5. Operations and Management Policies	23

6. Grievance Procedures	25
7. Capital Improvement Needs	26
8. Demolition and Disposition	27
9. Designation of Housing	28
10. Conversions of Public Housing	29
11. Homeownership	30
12. Community Service Programs	32
13. Crime and Safety	37
14. Pets	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	N/A
16. Audit	39
17. Asset Management	39
18. Other Information	40

Attachments

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

Required Attachments:

- Attachment A: Admissions Policy for Deconcentration
- Attachment B: FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C: FY 2002 Capital Fund Program 5 Year Action Plan
- Attachment D: Section 8 Homeownership Capacity Statement
- Attachment E : FY 1999 Capital Fund Program P & E Report
- Attachment F : FY 2000 Capital Fund Program P & E Report
- Attachment G FY 2001 Capital Fund Program P & E Report
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment H: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Attachment I: PHA Management Organizational Chart
- Attachment J: Voluntary Conversion
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data

- Indicate year:
- Other housing market study
- Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	230		
Extremely low income <=30% AMI	141	61.3%	
Very low income (>30% but <=50% AMI)	58	25.2%	
Low income (>50% but <80% AMI)	31	13.5%	
Families with children	136	59%	
Elderly families	10	4.3%	
Families with Disabilities	25	10.9%	
White	27	11.7%	
Black	203	88.3%	
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	94		
2 BR	94		
3 BR	33		
4 BR	9		
5 BR	1		
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1298		
Extremely low income <=30% AMI	805	62%	
Very low income (>30% but <=50% AMI)	493	38%	
Low income			

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)	N/A	N/A	
Families with children			
Elderly families	65	5%	
Families with Disabilities	156	12%	
Black	1246	96%	
Caucasian/ Non-Hispanic	50	3.818%	
Caucasian/ Hispanic	2	.182%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 12 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other

funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$6,281,884	\$6,281,884
b) Public Housing Capital Fund	\$10,248,109	\$10,248,109
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,056,082	\$6,056,082
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$398,298	\$398,298
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Operating Fund Cuts @ 1.5%	(\$92,862)	(\$92,862)
3. Public Housing Dwelling Rental Income		
	\$2,520,390	\$2,520,390
4. Other income (list below)		
Other Operating Income	\$261,880	\$261,880
Operating Reserve Reduction		
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$19,185,654	\$19,185,654

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Credit check

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)

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

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

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

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other: Provide the owner with the family's current and prior address with the name and address of the landlords.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
 - None
 - Federal public housing

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

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

- PHA main administrative office
- Other: PHA Occupancy Office

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

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

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Used ceiling rents.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2172	533
Section 8 Vouchers	1232	308
Section 8 Certificates	0	0
Section 8 Mod Rehab	60	12
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program		

(PHDEP)	2172	N/A
Section 8 New Construction	88	22
Other Federal Programs(list individually)	N/A	N/A
Capital Grant	2172	N/A
Title III Nutrition	30	N/A

C. Management and Maintenance Policies

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

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

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other: PHA Occupancy Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

George Foster Peabody GA. 4-1R

George Foster Peabody GA. 4-1RA

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description 1. Ga. 4-9 Canty Addition Building 904

2. Will have applied for Hope VI demo for Ga. 4-1R & 4-1RA

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

Demolition/Disposition Activity Description
--

1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Kid's Café – Sponsored with the second Harvest Food Bank, children are given an afternoon meal 5 days a week.	145 per day			Public Housing
Girl Scouts – inspires girls with the highest ideals of character, conduct and services so that they may become resourceful citizens.	130 per month			Public Housing
Girls, Inc. – Encourages participants to recognize their ability to succeed, teaches life skills and self-reliance.	75-per month			Public Housing
Youth Councils-consists of youth between the ages of10-18. Life skills and citizenship are the focus.	20 per month			Public Housing
Boys and Girls Club – Offers a well-rounded program with an emphasis on academics along with social recreation.	120 per month			Public Housing
GAHRA Basketball – encourages players to remain drug free, encourages, self-discipline and respect along with promoting a spirit of cooperation and self-pride.	Approximately 12 youth annually.			Public Housing
Project Rebound- Program targets elementary and middle school students under suspension and provides instruction on self-esteem, conflict resolution, life skills, etc.	12% of the enrolled students are from Public Housing. 20 students participate			Public Housing

	d			
Reading is Fundamental (RIF) – is an after school tutorial program that operates under a state grant.	45+ per week			Public Housing
Community Health Care Center – operates two full service health care facilities, one located in a public housing development and one adjacent. Medical care is available from pre-natal to geriatrics.	Approximately 4,000 visits from public housing per			Public Housing
WIC Clinics – Medical services and food vouchers designated for women and children. Program operates year round.	60 per month			Public Housing
YMCA – Youth working on leadership, fitness, after-school and tutorial.	35 daily			Public Housing
Open Door Community House – sponsors youth tutorials and recreation programs.	Approximately 40 daily.			Public Housing
Summer Lunch Program – sponsored by the Muscogee County School District nutritious lunches were provided Monday-Friday during the summer months.	Approximately 200+ daily.			Public Housing
Nutrition Site – Funded through the Enrichment Services Program provides snacks, activities and a nutritious lunch for elderly and disables.	Approximately 35 daily.			Public Housing
Recreation Center – Sponsored through the City’s Parks and Recreation Dept. elderly residents are given the opportunity to learn crafts. Life skills and travel.	Approximately 30 daily.			Public Housing
Hot Line – In an effort to reduce crime, lease violations, etc., a private phone line was installed that residents can call to leave information and tips anonymously.	Approximately 1400 calls per year.			Public Housing
Senior Clubs – Monthly get-togethers of our senior population wherein recreational activities are encouraged. Participants have group lunches, shopping excursions, exercise classes, etc.	Approximately 40 monthly.			Public Housing
Friendship Club – Monthly guest speakers highlight items of interest to the senior and disabled residents of public housing.	Average monthly attendance of 50.			Public Housing
Residents Council – Leadership resident groups that focus on	Approximately 120+			Public Housing

issues of interest to the majority of residents. Resident involvement, self-sufficiency, neighborhood improvement are some of the issues addressed by the resident council.	monthly.			
Boy Scouts – Instills values through a program of character building and citizenship. Focuses on self-reliance and leadership. Program operates year round.	8 monthly			Public Housing
Kids Safe Coalition – Bike & motor vehicle safety fairs sponsored by Safe Kids of Georgia Coalition. A bicycle is given away at each fair.	113 attended			Public Housing
Drug Elimination Programs – Law enforcement provides education and training to include assistance with marches and camp-outs ultimately with the goal of reducing drugs and drug related crime.	10 monthly			Public Housing
Family Resource Center – Collaborative agency effort and case management to address barriers facing public housing residents in their attempt to become self-sufficient. Will be located at Wilson.	88 annually			Public Housing
Credit Counseling – Financial counseling offered on site through Consumer Credit Services.	40 annually			Public Housing
Juvenile Court – Youth under the jurisdiction of the court pick up paper and plant shrubbery on public housing property.	15-30 annually			Public Housing
Summer Basketball – Encourages self-discipline and respect along with promoting teamwork and communication.	20 per summer			Public Housing
Bible Study – Instills a love of learning, values and moral character along with a better understanding of the Bible.	30 annually			Public Housing
Ladies Night Out – Program in conjunction with DFACS designed to encourage TANF recipients to recognize barriers to self-sufficiency and identify solutions to overcome them.	60 annually			Public Housing
Brown Bag Program – Provides groceries to elderly, low-income individuals on a monthly basis.	16-20 monthly			Public Housing

50-60 participants monthly, 1/3 of which are public housing residents.				
Computer Lab – An afterschool computer tutorial program sponsored by the GTECH Corporation.	20-30 daily			Public Housing
Culture and Ethnic Dance Class	25 weekly			

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/08/01)
Public Housing		
Job Fairs		Approximately 125
Work Force Enterprise Program		15
Work First Program		
Ladies Night Out		Approximately 60
New Connections		Approximately 122
GED Program		Approximately 50
Parenting Classes		
Head Start		Approximately 100
Even Start		60
Columbus State University		10-12 attend
Voter Registration		20 annually
Health Fair		Approximately 80 attend
Farley Friends		Approximately 15 attend monthly
Self-Sufficiency		Approximately 100 use this service annually
Working Closet		25 annually
Section 8		

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Columbus, Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
 No changes were made to the Consolidated Plan.

D. Other Information Required by HUD

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

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

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

Attachments

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

Attachment A

Excerpt from the ADMISSIONS AND CONTINUED OCCUPANCY POLICY

10.4 DECONCENTRATION POLICY

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

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

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

10.5 Deconcentration Incentives

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

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

Attachment D: Section 8 Homeownership Capacity Statement

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

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

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

Required Attachment E: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 11/15/2001

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

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

B. Date of next term expiration of a governing board member: 04/30/2001

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

Bobby G. Peters, Mayor, Columbus Consolidated Government:

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

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

Ms. Ronisha Alexander
Ms. Debra Bryant
Ms. Donna Culp
Ms. Lucy Daniel
Ms. Beatrice Grant
Ms. Bonita Hemphill
Ms. Rosa Hicks
Ms. Yolanda Hicks
Ms. Jacqueline Houston
Ms. Joyce Hurst
Ms. Naomi Jackson
Mr. Victor Jackson
Mr. Joseph Jones
Ms. Tina Johnson
Ms. Doris King
Ms. Lavern Lewis
Ms. Flora Ramsey
Ms. Pat Scott
Ms. Maria Senn
Ms. Sarah Thomas
Ms. Emma Wright

Required Attachment H: Comments made by the RAB

RAB Comments

1. Residents were concerned that the upcoming end of PHDEP will effect security at the development.
2. The residents of Booker T. Washington Apartments asked about the possibility of a laundry room in their development.
3. The residents of Nicholson Terrace had a complaint about the gas incinerator and that it is very dangerous.

PHA's Reponse to RAB Comments:

1. The Executive Director, Mr. Len Williams, reported that the PHDEP budget would be reviewed to determine the future funding of security services as well as discussions with the City of Columbus concerning security issues.
2. The PHA is looking into putting a laundry room into BTW apartments for the convenience of the residents.
3. The PHA is looking into replacing the incinerator with something less hazardous to the residents.

ATTACHMENT J

**Housing Authority of
Columbus, Georgia
Voluntary Conversion of Public
Housing Stock
Initial Assessment**

Line No.	Project	Test Criteria			Conversion
		1	2	3	Appropriate?
1.	4-1	FALSE	TRUE	FALSE	NO
2.	4-2	FALSE	TRUE	FALSE	NO
3.	4-5	FALSE	TRUE	FALSE	NO
4.	4-6	FALSE	TRUE	FALSE	NO
5.	4-7	FALSE	TRUE	FALSE	NO
6.	4-8	FALSE	TRUE	FALSE	NO
7.	4-9	FALSE	TRUE	FALSE	NO
8.	4-10	FALSE	TRUE	FALSE	NO
9.	4-11	FALSE	TRUE	FALSE	NO
10.	4-12	FALSE	TRUE	FALSE	NO
11.	4-13	FALSE	TRUE	FALSE	NO
12.	4-16	FALSE	TRUE	FALSE	NO
13.	4-17	FALSE	TRUE	FALSE	NO

Criteria: Each of the following three test criteria must be evaluated as 'TRUE' for each listed development to be appropriate for conversion to Section 8 tenant-based assistance or market-rate rents:

1. To be evaluated as 'TRUE', **operating costs would not be more expensive than continuing to operate the development as public housing.** Conversion costs would be necessary to upgrade the project, to attain current private-sector standards for condition and amenities for marketability purposes. These costs would not allow for voluntary conversion.
2. **Conversion would principally benefit residents of public housing to be converted and the community.** Given the need to deconcentrate low income residents at all developments, the default evaluation of this criteria is 'TRUE'.
3. **Conversion would not adversely affect the availability of affordable housing in the community.** Until HUD allows PHAs to rent to its own Section 8 Voucher clients, our converted public housing developments could only be rented at market rate (that is, "unaffordable") rents to meet expenses. Current market rents have been determined to be greatly inadequate. Thus, the default evaluation of this criteria is 'FALSE'.

I certify that the above Initial Assessments were based upon a review of each development's operation as public housing, and the implications for converting each development to tenant-based assistance was given full consideration. I further certify that, based on this review, the conversion of each development as shown above is likely to be inappropriate.

J. Len Williams
Executive
Director

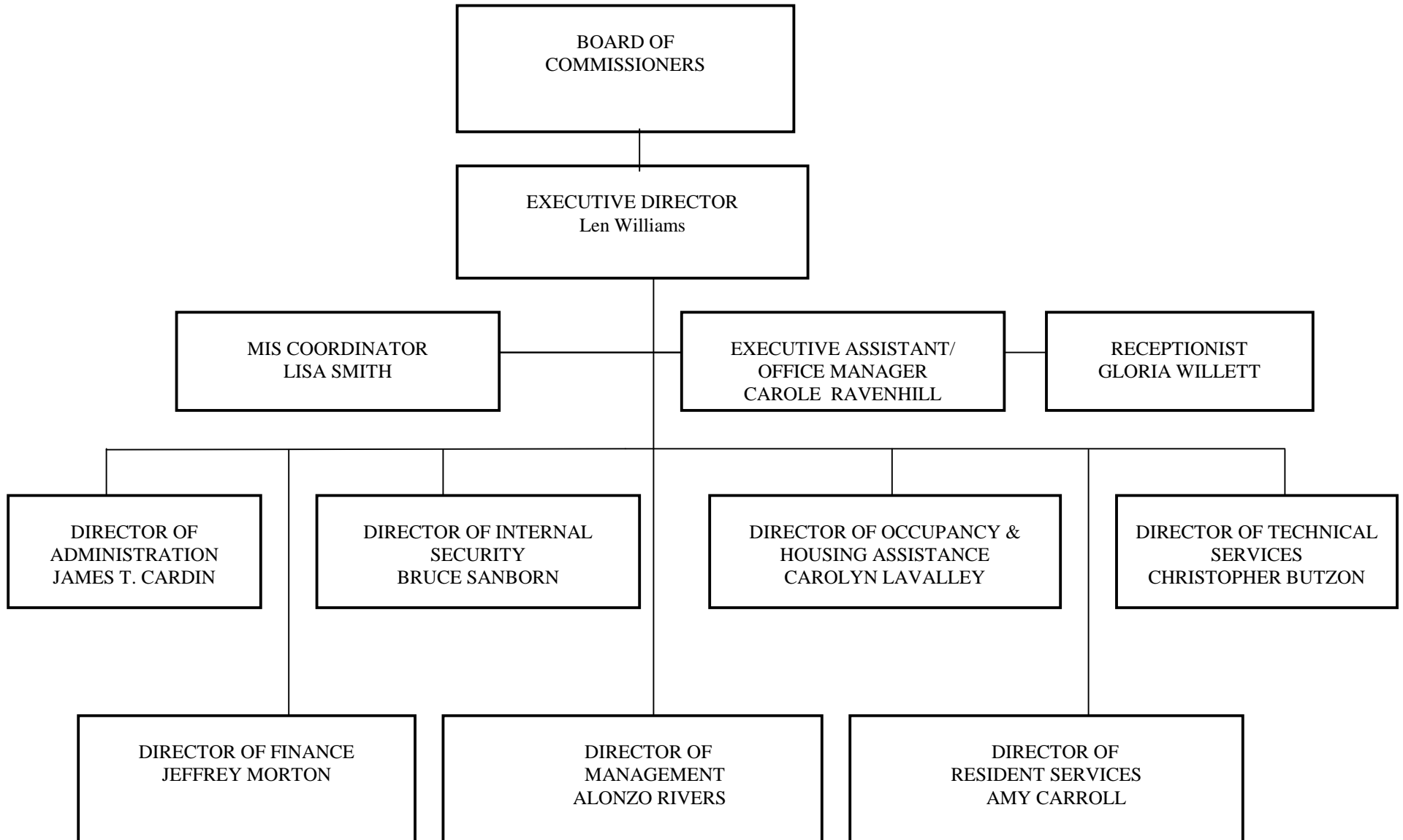
Date

Attachment I:

The Housing Authority of Columbus, Georgia

Office of Executive Director

Organizational Chart



CAPITAL FUND PROGRAM TABLES START HERE

ATTACHMENT B

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450102- 502 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002 <u>1</u>
--	---	--

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	\$368,450			
3	1408 Management Improvements	\$185,000			
4	1410 Administration	\$166,725 166,725			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$100,000 \$100,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$300,000 302,157			
10	1460 Dwelling Structures	\$2,058,365 1,811,584			
11	1465.1 Dwelling Equipment—Nonexpendable	\$50,000 72,800			
12	1470 Nondwelling Structures	\$95,000\$175,000			
13	1475 Nondwelling Equipment	\$5,0000			
14	1485 Demolition	00			
15	1490 Replacement Reserve	00			
16	1492 Moving to Work Demonstration	00			
17	1495.1 Relocation Costs	0\$31,000			
18	1499 DDevelopment Activities	\$0 1,000,000			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	\$250,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,684,540 3,553,266			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$832,000			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CHA-Wide HA Wide	Operations	-1406						
	Sub-Total 140 Administration	1410						
	Mod Contractor CoordinatorManagement Improvements	1408		\$66,690				
	Family self sufficiency coordinatorMod secretary			\$33,345	\$45,000			
	Inspectors (2)			\$30,000	66,690			
	Replace lawn equipmentTotal 1410			\$166	\$21,000.72			
CHA Wide	Fees & Cost	1430		\$100,000				
GA4-1 R & 4-1 RA Peabody	Redevelopment	1499	510 units	\$500,000				
4-6 Wilson	Dwelling Structures	1460						
	Install new central HVAC		72 Units	\$289,000				
	Install fire cutoff barriers in attic		72 Units	\$108,000				
	New electric waters & electric circuit		72 Units	\$43,350				
	New electric stove outlets		72 Units	\$21,675				
	Kitchen cabinets modifications		72 Units	\$21,675				
	New closet for HVAC system		72 Units	\$28,900				
	1460 Sub-Total			\$512,600				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001 ; 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-6 Wilson	Dwelling Equipment Nonexpendable	1465.1						
	30" electric stoves		72	\$25,684				
	Total Wilson			\$538,284				
	Hedges & Berms			\$50,000				
4-8 Canty	Site Improvements	1450						
	Sewer Replacement			\$152,157				
4-9 Canty Add.	Site Improvements	1450						
	Sewer Replacement			\$150,000				
4-8 Canty	Dwelling Structures	1460						
	Replace roofing, soffits and fascia			\$304,000				
4-9 Canty Add.	Dwelling Structures	1460						
	Replace roofing, soffits and fascia			\$82,000				
				\$237,500				
	504 Accessibility			\$106,000				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$8,250				
Baker Village 413 (cont'd) 4-7 Chase	Dwelling Structures Install vent hood at stove			\$220,000	\$432,000			
	Install new central HVAC Repair ceilings & walls		108 units	\$66,751	\$162,000			
	Install fire cutoff barriers in attic Insulate exterior walls		108 units	\$192,500	\$64,800			
	New electric water heater & electric circuit Install new HVAC systems		108 units	\$41,000	\$32,400			
	Install new water heaters New electric stove outlets		108 units	\$5,500	\$75,600			
	Install new water cut-off for ea. apt. Kitchen cabinet modifications		108 units	\$68,000	\$766,800			
	1460 Total Replace floor tile			\$30,000				
	Replace interior doors			\$42,500				
	Dwelling Equipment Nonexpendable Replace gas piping			\$35,000	\$37,800			
	30" electric stoves Install heavy duty screens		108	\$81,000	\$804,600			
	Total Chase Replace roof shingles, flashing			\$17,750				
	Replace front & rear door locks			\$40,000	\$500,000			
4-13 Baker Village	Redevelopment Replace front & rear screen doors	1499	110	\$130,000				
Central Office	Non-Dwelling Structures	1470						
	Paint, carpet and replace ceiling etc.			\$95,000				
			1465.1					
CHA Wide	Non-Dwelling Equipment	1475		\$50,000				
	Replace computer and telephone equip.			\$5,000				
	TOTAL CFP Estimated Cost \$			\$3,553,266				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450102 502 Replacement Housing Factor No:				Federal FY of Grant: 200 2 ¹	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide HA Wide	Dec. 03			Sept. 2005			
Baker Village 4134-1 Peabody	Dec. 03			Sept. 2005			
4-6 Wilson	Dec. 03			Sept. 2005			
4-8 Canty	Dec. 03			Sept. 2005			
4-9 Canty Add.	Dec. 03			Sept. 2005			
4-10 Chase	Dec. 03			Sept. 2005			
4-13 Baker Green	Dec. 03			Sept. 2005			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment F

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations (May not exceed 10% of line 19)	\$353,965	353,965	\$309,846	\$309,846
3	1408 Management Improvements	\$44,330	72,165	\$22,639	\$22,639
4	1410 Administration	\$130,350	130,350	\$81,375	\$24,586
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$54,500	170,676	\$65,526	\$65,526
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$795,000	460,000	\$4,821	\$4,821
10	1460 Dwelling Structures	\$1,791,395	1,927,420	\$280,160	\$61,000
11	1465.1 Dwelling Equipment—Nonexpendable	\$65,000	157,400	\$257	\$257
12	1470 Nondwelling Structures	\$120,000	290,047	\$66,219	\$66,219
13	1475 Nondwelling Equipment	\$0	13,917	0	0
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1495.1 Relocation Costs	\$50,000	50,000	\$22,532	\$22,532
17	1498 Mod used for development	\$0			
18	1502 Contingency (may not exceed 8% of line 16)	\$280,000	58,600	0	0
19	Amount of Grant (Sum of lines 2-18)	\$3,684,540	3,684,540	853,376	577,427
20	Amount of line 18 Related to LBP Activities	\$82,500	0		
21	Amount of line 19 Related to Section 504 compliance	\$108,700	0		
22	Amount of line 19 Related to Security	\$70,000	70,000		
23	Amount of line 19 Related to Energy Conservation Measures	\$610,740	924,000		

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Management Improvements</u>	1408						
	Family self sufficiency Coordinator							
	Salary			\$32,330	32,330	13,821	13,821	
	Fringes			\$12,000	12,000	8,818	8,818	
	Upgrade existing computer & telephone systems			0	27,835	27,838	27,838	
	Upgrade existing office furnishings & carpets in rental ofcs			0	0	0	0	<i>moved to 1470 & 1475</i>
	Total 1408			\$44,330	72,165	50,477	50,477	
	<u>Administration</u>	1410						
	CGP contractor coordinator salary			\$48,975	\$48,975	48,975	9,229	
	CGP secretary Salary			\$23,320	23,320	23,320	19,888	
	Inspector			\$27,965	27,965	27,965	27,965	
	Fringes			\$30,090	30,090	30,090	27,731	
	Total 1410			\$130,350	130,350	130,350	84,813	
	Contingency	1502		280,000	58,600	0	0	
	Operations	1406		\$353,965	353,965	309,846	309,846	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Fees and Cost</u>	1430						
GA06P004-001	4-1: Peabody			\$0				
GA06P004-002	4-2: Booker T. Washington			\$30,000	0			
GA06P004-005	4-5: Warren Williams			\$20,000	65,526	65,526	65,526	
GA06P004-006	4-6: Wilson Homes			\$0	7,500			
GA06P004-007	4-7: Chase Homes			\$0	16,500	10,340		
GA06P004-008	4-8: Canty Homes			\$0	20,000			
GA06P004-009	4-9: Canty Homes Addition			\$0	21,650	41,415		
GA06P004-010	4-10: Farley Homes			\$2,000	22,000	30,470		
GA06P004-011	4-11: Rivers Homes			\$2,500	0			
GA06P004-012	4-12: Nicholson Terrace			\$0				
GA06P004-013	4-13: Baker Village Green			\$0				
GA06P004-016	4-16: EJ Knight Gardens			\$0				
GA06P004-017	4-17: EJ Knight Gardens			\$0	17,500	20,955		
	Total Cost 1430			\$54,500	170,676	168,706	65,526	
GA06P004-005	<u>Site Improvements</u>							
Warren Williams	R & R playground equipment	1450		\$100,000	30,000			<i>In Progress</i>
	Landscaping planting			\$185,000	185,000	20,779	4,821	<i>In Progress</i>
	Replace sanitary sewers			\$175,000	0			
	Repair broken sidewalks			\$70,000	0			
	Resurface parking lots & widen service drives			\$200,000	200,000			<i>In Progress</i>
	Install curb valves			\$65,000	0			
	Total Cost 1450			\$795,000	415,000	20,779	4,821	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Warren Wms. Cont.	Dwelling Structures-Phase II 72 Units							
	Install new roof shingles, flashings	1460	72	75,000	0			Moved to CFP 708
	Remodel kitchens		72	334,485	0			Moved to CFP 708
	Remodel bathrooms		72	275,000	0			Moved to CFP 708
	Install new HVAC		72	530,410	0			Moved to CFP 708
	Remove & replace floor tile & base		72	70,000	0			Moved to CFP 708
	Install closets in dead space areas		72	\$50,000	0			"
	Paint interiors		72	\$85,000	0			"
	Weatherstrip doors		72	\$7,500	0			"
	Insulate exterior walls & cover w/drywall		72	\$45,000	173,420	168,160	61,000	
	Insulate ceilings		72	\$30,000	0			"
	Install new electrical service		72	\$140,000	112,000	112,000	0	
	Install new water heaters		72	\$40,000	0			"
	Replace exterior door locks		72	\$20,000	0			"
	Install new caulking at door & window openings		72	\$40,000	0			"
	Paint exterior trim		72	\$40,000	0			"
	Replace deteriorated porch rails		72	\$4,000	0			"
	Replace settling porch steps		72	\$5,000	0			"
	Total 1460			1,791,395	285,420	280,160	61,000	
	Dwelling Equipment:							
	Replace stoves & refrigerators @ \$700	1465.1	72	65,000	65,000	257	257	
	Total 1465.1			65,000	65,000	257	257	
	Non-Dwelling Structures:							
	Construct. Addition to Admin. Bldg. for security dept.	1470		120,000	66,219	66,219	66,219	Complete
	Total 1470			120,000	66,219	66,219	66,219	
	Relocation:							
	Relocation costs	1495.1		50,000	50,000	22,532	22,532	In Progress
	Total 1495.1			50,000	50,000	22,532	22,532	
	Total Warren Williams			2,821,395	881,549	389,948	154,830	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA00P004-007	<u>Non-Dwelling Structures</u>							
Chase	Remodel rent office	1470	1	0	110,000			Board approv.March 2002
	Total Chase Homes			0	110,000	0	0	
GA006P004-010	<u>Dwelling Structures</u>							
Farley	Install central HVAC	1460	102	0	357,000			Board approv.March 2002
	Fire cutoff barrier in attic		102	0	153,000			"
	New electric water heater and electric circuit		102	0	61,200			"
	New electric stove outlets		102	0	30,600			"
	Kitchen cabinet modifications		102	0	30,600			"
	Total 1460			0	632,400	0	0	
	<u>Dwelling Equipment</u>							
	New 30" electric stove	1465.1	102	0	35,700			
	Total 1465.1			0	35,700	0	0	
	<u>Non-Dwelling Structures</u>							
	Remodel rental office	1470	1	0	100,000			Board approv.March 2002
	Total 1470			0	100,000	0	0	
	Total Farley Homes			0	768,100	0	0	
GA06P004-009	<u>Site Improvements</u>							
Canty Addition	Replace playground equipment	1450	1	0	25,000			
	Total 1450			0	25,000	0	0	
	<u>Dwelling Structures</u>							
	Install central HVAC	1460	110	0	385,000	0	0	Board approv.March2002
	Install fire cut-off barriers		110	0	165,000	0	0	"
	Install electric water heater and circuits		110	0	66,000	0	0	"
	New electric stove outlets		110	0	33,000	0	0	"
	Kitchen cabinet modifications		110	0	33,000	0	0	"

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			0	682,000	0	0	
	<u>Dwelling Equipment</u>							
	New 30" electric stoves	1465.1	110	0	38,500	0	0	
	Total 1465.1			0	38,500	0	0	
	<u>Total Canty Addition</u>			0	745,500	0	0	
GA06P004-017	<u>Site Improvements</u>							
EJ Knight	New Fencing	1450		0	15,000	0	0	
	Landscaping & Drainage Improvements			0	5,000	0	0	
	Total 1450			0	20,000	0	0	
	<u>Dwelling Structures</u>						0	
	Install central HVAC	1460	52	0	182,000	0	0	Board approv.March 2002
	Install fire cut-off barriers in attic		52	0	78,000	0	0	"
	Install electric water heater and circuits		52	0	36,400	0	0	"
	New electric stove outlets		52	0	15,600	0	0	"
	Kitchen cabinet modifications		52	0	15,600	0	0	"
	Total 1460			0	327,600	0	0	
	<u>Dwelling Equipment</u>							
	New 30" electric stoves	1465.1	52	0	18,200	0	0	
	Total 1465.1			0	18,200	0	0	
	Total EJ Knight			0	365,800	0	0	

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

Part II: Supporting Pages

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	<u>Non-Dwelling Structures</u>								
	Carpets in rental offices	1470		0	13,918	0	0	<i>Moved from 1408</i>	
	Total 1470			0	13,918	0	0		
PHA-Wide	<u>Non-Dwelling Equipment</u>								
	Upgrade existing office furnishings	1475.2		0	13,917	0	0	<i>Moved from 1408</i>	
	Total 1475			0	13,917	0	0		

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

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide								
1408	Sep-2002	Mar 2002		Sep-2003				
1410	Sep-2002	Mar 2002		Sep-2003				
402-BTW	Sep-2002	Mar 2002		Sep-2003				
405-W Williams	Sep-2002	Mar 2002		Sep-2003				
407 Chase		Mar 2002			Sep 2003			
409 Canty		Mar 2002			Sep-2003			
410 Farley		Mar 2002			Sep 2003			
411-Rivers	Sep 2002	Mar 2002		Sep-2003				
4-12 Nich Terr	Sep 2002	Mar 2002		Sep-2003				
417 EJ Knight		Mar 2002			Sep 2003			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment G

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations (May not exceed 10% of line 19)	\$368,450	200,000	0	0
3	1408 Management Improvements	\$185,000	20,000	670	500
4	1410 Administration	\$166,725	166,725	0	0
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$100,000	100,000	0	0
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$440,000	250,000	\$100,000	0
10	1460 Dwelling Structures	\$1,988,807	2,489,157	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	\$80,000	125,650	0	0
12	1470 Nondwelling Structures	\$175,000	245,000	0	0
13	1475 Nondwelling Equipment	\$0	114,000	14,711	8,731
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1495.1 Relocation Costs	\$31,000	0	0	0
17	1498 Mod used for development	\$0			
18	1502 Contingency (may not exceed 8% of line 16)	\$225,000	49,450	0	0
19	Amount of Grant: (sum of lines 2 – 18)	\$3,759,982	3,759,982	\$115,381	9,231
20	Amount of line 18 Related to LBP Activities	\$122,640	0		
21	Amount of line 19 Related to Section 504 compliance	\$270,000	0		
22	Amount of line 19 Related to Security	\$125,000	30,000		
23	Amount of line 19 Related to Energy Conservation Measures	\$470,763	1,376,857		

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Management Improvements</u>	1408						
	Family self sufficiency Coordinator			45,000	0			
	Upgrade existing phone system			30,000	0			Moved to 1475
	Replace lawn equipment			21,000	0			
	Replace office furnishings at all developments			15,000	0			Moved to 1475
	Upgrade existing PC systems software & training			74,000	20,000	670	500	
	Replace carpet in offices			0	0			Moved to 1470
	Total 1408			185,000	20,000	670	500	
	<u>Administration</u>	1410						
	CGP contractor coordinator salary			66,690	66,690			
	CGP secretary Salary			33,345	33,345			
	Inspector			66,690	66,690			
	Total 1410			166,725	166,725	0	0	
	Contingency	1502		225,000	49,450	0	0	
	Operations	1406		368,450	200,000	0	0	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Fees and Cost</u>	1430						
GA06P004-001	4-1: Peabody			0	0			
GA06P004-002	4-2: Booker T. Washington			0	0			
GA06P004-005	4-5: Warren Williams			100,000	30,000			
GA06P004-006	4-6: Wilson Homes			0	0			
GA06P004-007	4-7: Chase Homes			0	0			
GA06P004-008	4-8: Canty Homes			0	60,000			
GA06P004-009	4-9: Canty Homes Addition			0	0			
GA06P004-010	4-10: Farley Homes			0	10,000			
GA06P004-011	4-11: Rivers Homes			0	0			
GA06P004-012	4-12: Nicholson Terrace			0	0			
GA06P004-013	4-13: Baker Village Green			0	0			
GA06P004-016	4-16: EJ Knight Gardens			0	0			
GA06P004-017	4-17: EJ Knight Gardens			0	0			
	Total Cost 1430			\$100,000	100,000	0	0	
GA 06P004-013	<u>Site Improvements</u>							
Baker Village 413	Hedges & Berms	1450		50,000	0			Deferred Indefinitely
	Replace underground utilities			250,000	0			“
	Install street lights			20,000	0			“
	Install outdoor security camera stations			20,000	0			“
	Total Cost 1450			340,000	0	0	0	
	<u>Dwelling Structures</u>							
	Redesign bldg interior to provide contemporary apt design	1460						
	Removal of existing interior (gut 110 units)			357,414	0			

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
413 con't	Remodel kitchens			120,200	0			
	Replace bathroom plumbing fixtures & piping			82,000				Deferred Indefinitely
	Replace electrical svc, wiring, fixtures			\$151,000	0			"
	Abate asbestos			\$50,000	0			"
	LBP abatement			\$82,500	0			"
	Install laundry connections			\$11,000	0			"
	504 accessibility			\$106,000	0			"
	Install vent hood at stove			\$8,250	0			"
	Repair ceilings & walls			\$220,000	0			"
	Insulate exterior walls			\$66,751	0			"
	Install new HVAC			\$192,942	0			"
	Install new water heaters			\$41,000	0			"
	Install new water cutoff for each apt			\$5,500	0			"
	Replace floor tile			\$68,000	0			"
	Replace interior doors			\$30,000	0			"
	Replace gas piping			\$42,500	0			"
	Install heavy duty screens			\$35,000	0			"
	Replace roof shingles, flashing			\$81,000	0			"
	Replace front & rear door locks			17,750	0			"
	Replace front & rear screen doors			40,000	0			"
	Replace porches & outside storage			130,000	0			"
	Replace windows			50,000	0			"
	Total 1460			\$1,988,807	0	0	0	
	Dwelling Equipment:							
	Replace stoves & refrigerators	1465.1	55	50,000	0			
	Install laundry appliances			30,000	0			
	Total 1465.1			80,000	0	0	0	
	Non-Dwelling Structures:	1470						
	Remodel rental office			\$175,000	0	0		
	Total 1470			\$175,000	0	0		
	Relocation:	1495.1		\$31,000	0	0		
	Relocation costs			\$31,000	0	0		
	Total Baker Village Green			\$2,614,807	0	0		

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-006	Site Improvements:							
Wilson Homes	Repair/Replace concrete sidewalks	1450		80,000	80,000	80,000		
	Replace clotheslines			20,000	20,000	20,000		
	Widen & resurface driveways and dumpster pads			0	0			<i>moved from CGP 708</i>
	Landscape planting/erosion control			0	0			<i>moved from CGP 708</i>
	Total Wilson - 1450			100,000	100,000	100,000		
	Dwelling Structures							
	Install new central HVAC	1460	205	0	820,357			New Work per amended agency plan
	Install fire cutoff barriers		205	0	307,500			New Work per amended agency plan
	New electric water heater and electric circuits		205	0	123,000			New Work per amended agency plan
	New electric stove outlets		205	0	61,500			New Work per amended agency plan
	Kitchen cabinet modifications		205	0	61,500			New Work per amended agency plan
	New closet for HVAC system		205	0	82,000			New Work per amended agency plan
	Total 1460			0	1,455,857	0	0	
	Dwelling Equipment							
	New 30" electric stoves	1465.1	205	0	70,000			

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1465.1			0	70,000	0	0	
	Total Wilson Homes			100,000	1,625,857	100,000	0	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Dwelling Structures:								
GA06P004-008	Install new central HVAC	1460	159	0	556,500			New Work per amended agency plan
Canty	Install fire cutoff barriers		159	0	238,500			New Work per amended agency plan
	New electric water heater and electric circuits		159	0	95,400			New Work per amended agency plan
	New electric stove outlets		159	0	47,700			New Work per amended agency plan
	Kitchen cabinet modifications		159	0	47,700			New Work per amended agency plan
	New closet for HVAC system		159	0	47,500			New Work per amended agency plan
	Total 1460			0	1,033,300	0	0	
Dwelling Equipment:								
	New 30" electric stoves	1465.1	159	0	55,650			
	Total 1465.1			0	55,650	0	0	
Non-Dwelling Structures:								
	Renovate Canty Rent office	1470		0	225,000	0	0	
	Total 1470			0	225,000	0	0	
	Total Canty			0	1,313,950	0	0	
Site Improvements:								
GA06P004-010	Drainage and erosion improvement	1450		0	100,000			
Farley	Improvements to playground			0	25,000			
	Sidewalk repair			0	25,000			

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total Farley			0	150,000	0	0	
PHA-Wide	Non-Dwelling Structures							
	Replace carpet in offices	1470		0	20,000	0	0	<i>Moved from 1408</i>
	Total 1470			0	20,000	0	0	
PHA-Wide	Non-Dwelling Equipment:							
	Computer hardware	1475		0	54,000	14,711	8,731	
	Replace office furnishings at all developments			0	30,000	0	0	<i>Moved from 1408</i>
	Upgrade existing phone system			0	30,000	0	0	<i>Moved from 1408</i>
	Total 1475			0	114,000	14,711	8,731	

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

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