

PHA Plan

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

**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) 07/2001

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 2001 - 2005
[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 2001

[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.

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Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY 2001 Capital Fund Program Annual Statement (ga004b01.doc)
Capital Fund Program 5 Year Action Plan
- C Implementation of Public Housing Resident Community Service Requirements
- D Pet Policy
- E Resident Membership on PHA Board or Governing Body
- F Membership of Resident Advisory Board or Boards
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- J FY 1998 Capital Fund Program Annual Statement/Performance and Evaluation Report (ga004j01.doc)
- K FY 1999 Capital Fund Program Annual Statement/Performance and Evaluation Report (ga004k01.doc)
- L FY 2000 Capital Fund Program Annual Statement/Performance and Evaluation Report (ga004l01.doc)

Optional Attachments:

- G Public Housing Drug Elimination Program (PHDEP) Plan (ga004g01.doc)
- H Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- I PHA Management Organizational Chart
- 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

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
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	<input type="checkbox"/> check here if included in the public housing A & O Policy	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
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	202		
Extremely low income <=30% AMI	153	76%	
Very low income (>30% but <=50% AMI)	44	22%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	61	30%	
Elderly families	10	5%	
Families with Disabilities	23	11%	
White	18	9%	
Black	184	91%	
Race/ethnicity			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)

1BR	96		
2 BR	66		
3 BR	27		
4 BR	11		
5 BR	2		
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	2196		
Extremely low income <=30% AMI	1318	60%	
Very low income (>30% but <=50% AMI)	898	40%	
Low income (>50% but <80% AMI)	0	0	
Families with children	1954	89%	
Elderly families	55	3%	
Families with Disabilities	187	9%	
Black	2012	92%	
Caucasian/Non-Hisp	180	8.197%	
Caucasian/Hispanic	4	.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)? No Yes

If yes:

How long has it been closed (# of months)? 2 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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	\$5,034,423	\$5,034,423
b) Public Housing Capital Fund	3,684,540	3,684,540
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,809,182	5,809,182
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	497,873	497,873
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%	(76,666)	(76,666)
3. Public Housing Dwelling Rental Income	2,604,290	2,604,290
4. Other income (list below)		
Other Operating Income	261,880	261,880
Operating Reserve Reduction	490,055	490,055
4. Non-federal sources (list below)		
Total resources	18,305,577	18,305,577

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: (describe) at the initial interview

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(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) (list below) 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.

4. 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)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 3 Other preference(s) (list below) Working single person who is not 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 *Not Applicable*

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site-based waiting lists
- If selected, list targeted developments below:

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

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) Provide the owner with the family's current and prior address with the name and address of the landlords.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) PHA Occupancy Office

(3) Search Time

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

If yes, state circumstances below:

As a reasonable accommodation and if the applicant can provide justification for an extension to a maximum of 120 days.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1. 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) (list below) No.1, Disabled; No2, Displaced.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

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

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below) 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	1974	395
Section 8 Vouchers	1315	220
Section 8 Certificates	0	0
Section 8 Mod Rehab	54	10

Table Library

Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	1974	N/A
Section 8 New Construction	83	17
Other Federal Programs(list individually)	N/A	N/A
Capital Grant	1974	N/A
Title III Nutrition	640	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: (list below)

- Admissions and Combined 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

(2) Section 8 Management: (list below)

- Section 8 Administration Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

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:
Peabody Apartments
- 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

- 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: <u>(DD/MM/YY)</u>
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: (DD/MM/YY)
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)

Part of the development

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 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

Table Library

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	145 per day			Public Housing

Table Library

meal 5 days a week.				
Girl Scouts – inspires girls with the highest ideals of character, conduct and services so that they may become resourceful citizens.	141 per month			Public Housing
Girls, Inc. – Encourages participants to recognize their ability to succeed, teaches life skills and self-reliance.	76-per month			Public Housing
Youth Councils-consists of youth between the ages of10-18. Life skills and citizenship are the focus.	25 per month			Public Housing
Boys and Girls Club – Offers a well-rounded program with an emphasis on academics along with social recreation.	117 per month			Public Housing
Hands On Life-is a weekly workshop in conjunction with the Uptown Drum Shop. The 8-week course draws on world cultures and the concept of community hand drumming to provide participants with a sense of teamwork, discipline and accomplishment.	15 per class			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 participated			Public Housing
Reading is Fundamental (RIF) – is an after school tutorial program that operates under a state grant.	75+ 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 3,200 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 – Sponsors youth tutorials and athletic programs.	60 monthly			Public Housing
Open Door Community House – sponsors youth tutorials and	Approximately 40 daily.			Public Housing

Table Library

recreation programs.				
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 780 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 60 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 40.			Public Housing
Residents Council – Leadership resident groups that focus on issues of interest to the majority of residents. Resident involvement, self-sufficiency, neighborhood improvement are some of the issues addressed by the resident council.	Approximately 90+ monthly.			Public Housing
Boy Scouts – Instills values through a program of character building and citizenship. Focuses on self-reliance and leadership. Program operates year round.	5 monthly			Public Housing
Summer Recreation Academy – Provides supervised activities for youth ages 6 through 12 to enrich the development of physical, social and cultural awareness of recreation and fine arts. Youths are transported by Parks & Recreation. Program operates June through August.	60 per summer			Public Housing
Kids Safe Coalition – Bike & motor vehicle safety fairs sponsored by Safe Kids of	113 attended			Public Housing

Table Library

Georgia Coalition. A bicycle is given away at each fair.				
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
Dept. of Community Affairs – Located on site, provides affordable housing, career and academic counseling along with programs targeted for home ownership.				Public Housing
Family Support 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.	60 annually			Public Housing
Resident Loan Pool – Repayment loans which allow residents to gain access to financial assistance for emergency circumstances.	10 annually			Public Housing
Individual Development Account Program – Assists residents with the elimination of debt and restoration of credit worthiness by matching funds 2 to 1 on a saving account.	20 annually			Public Housing
Credit Counseling – Financial counseling offered on site through Consumer Credit Services.	40 annually			Public Housing
Leadership Achievement – Encourages civic involvement and personal responsibility by providing residents an opportunity to acquaint themselves with the government, community and social service aspects of the City.	20 annually			Public Housing
Juvenile Court – Youth under the jurisdiction of the court pick up paper and plant shrubbery on public housing property.	8-15 annually			Public Housing
Families First – Statewide program under the fatherhood initiative directed to the non-custodial parent.	5 annually			Public Housing
Summer Basketball – Encourages self-discipline and respect along with promoting teamwork and communication.	16 per summer			Public Housing
Bible Study – Instills a love of learning, values and moral character along with a better	62 annually			Public Housing

Table Library

understanding of the Bible.				
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.	80 annually			Public Housing
Brown Bag Program – Provides groceries to elderly, low-income individuals on a monthly basis. 50-60 participants monthly, 1/3 of which are public housing residents.	16-20 monthly			Public Housing
Computer Lab – An afterschool computer tutorial program sponsored by the GTECH Corporation.	20 annually			Public Housing

(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:01/12/99)
Public Housing		
Job Fairs		Approximately 125
Work Force Enterprise Program		15
Work First Program		
Ladies Night Out		Approximately 80
New Connections		Approximately 122
GED Program		Approximately 50
Parenting Classes		
Head Start		Approximately 100
Even Start		60
Columbus Day Care and Child Development Center		Average attendance is 112.
Columbus State University		10-12 attend
Voter Registration		20 annually
Health Fair		Approximately 80 attended.
Farley Friends		Approximately 15 attend monthly.
Self-Sufficiency		Approximately 100 use this service annually.
Working Closet		25 annually
Clothing Bank		Approximately 260 participate 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 use 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: D)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Pet Policy is a part of the ACOP.

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) H
- 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
See attachment E

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
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)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
No changes were made to the Consolidated Plan.

D. Other Information Required 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 previously stated 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 inclusion, replacement, or modification of the Annual Plan provisions which prevent accomplishment of 5-Year-Plan goals.

Attachments

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.

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

GENERAL

In order to be eligible for new or continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement.

NOTIFICATION OF THE REQUIREMENT

The Housing Authority of Columbus, Georgia shall identify all adult family members who are apparently not exempt from the community service requirement.

The Housing Authority of Columbus, Georgia shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Housing Authority of Columbus, Georgia shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after July 1, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

THE PROCESS

At the first annual reexamination on or after July 1, 2001, and each annual reexamination thereafter, the Housing Authority of Columbus, Georgia will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The **volunteer** coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.

- E. Sixty (60) days before the family's lease date, the volunteer coordinator will advise the Housing Authority of Columbus, Georgia whether each applicable adult family member is in compliance with the community service requirement.

NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The Housing Authority of Columbus, Georgia will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

OPPORTUNITY FOR CURE

The Housing Authority of Columbus, Georgia will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, the Housing Authority of Columbus, Georgia shall take action to terminate the lease.

PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES

In implementing the service requirement, the Housing Authority of Columbus, Georgia may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

Required Attachment D: Pet Policy

The Housing Authority of Columbus, Georgia allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed and the following information provided for each pet.

1. A completed pet ownership form
2. A picture of the pet
3. The name, address and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the pet.
4. A certificate signed by a licensed veterinarian/or a state or local authority empowered to inoculate animals (or a designated agent to such an authority) stating that the pet has received all inoculations required by applicable state and local laws and that the pet has been spayed or neutered.
5. Display of rabies tag and/or have necessary documents upon request.
6. A signed statement indicating that the resident has read the pet policy and agrees to comply with the regulations.

The resident must update the pet(s) registration(s) annually to coincide with the annual reexamination of the resident income. Only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact. Only one same type pet per unit is permitted. No animal may exceed **25 (lbs)** pounds in weight projected to full adult size. A pet deposit of **\$300** is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. The Housing Authority of Columbus will place decals in apartments to identify residents with approved pets.

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. The ground is sinking at Peabody Homes.
2. There is a swampy area in Knight Gardens.
3. There is a loitering problem because of a street light that is out at Canty.

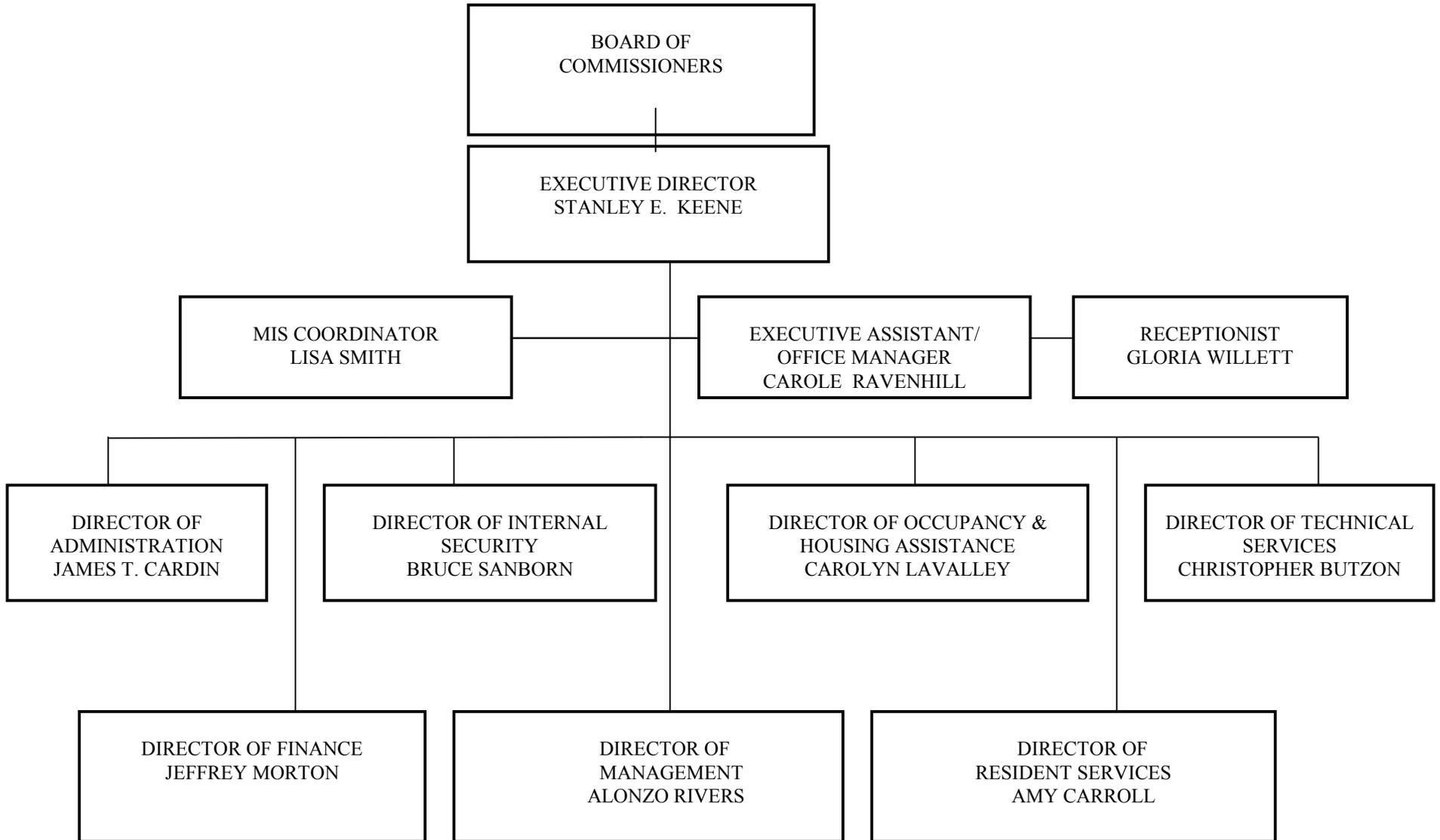
PHA's Reponse to RAB Comments:

1. The PHA plans to demolish and revitalize the apartments at Peabody because of the aging storm drains underneath that are the cause of the sinkholes.
2. The PHA advised the residents that this is a created water retention pond and is required by the city.
3. The PHA has replaced the light and plans to increase patrols in that area of Canty.

Attachment I:

The Housing Authority of Columbus, Georgia
Office of Executive Director

Organizational Chart



CAPITAL FUND PROGRAM TABLES START HERE

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: GA06P004-707 Replacement Housing Factor Grant No:		Federal FY of Grant: 1998	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <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				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$95,994	\$100,452	\$100,452	\$100,452
4	1410 Administration	\$142,980	\$142,980	\$142,980	\$120,672
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$362,071	\$382,865	\$382,865	\$147,466
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$197,271	\$197,271	\$197,271	\$156,467
10	1460 Dwelling Structures	\$1,948,979	\$1,980,010	\$1,980,010	\$949,068
11	1465.1 Dwelling Equipment—Nonexpendable	\$69,782	\$91,344	\$91,344	\$91,344
12	1470 Nondwelling Structures	\$271,164	\$190,383	\$190,383	\$77,380
13	1475 Nondwelling Equipment	\$148,663	\$148,663	\$148,663	\$129,367
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$74,397	\$77,333	\$77,333	\$77,333
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,311,301	\$3,311,301	\$3,311,301	\$1,849,549
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 compliance	\$0			
24	Amount of line 21 Related to Security – Soft Costs	\$0			
25	Amount of Line 21 Related to Security – Hard Costs	\$0			
26	Amount of line 21 Related to Energy Conservation Measures	\$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: 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	
PHA-Wide	<u>Management Improvememts</u>	1408						
	Computer upgrade: Software			\$26,051	\$30,141	\$30,141	\$30,141	Complete
	Computer upgrade: Training			\$10,000	\$13,306	\$13,306	\$13,306	Complete
	Computer upgrade: Other			\$5,000	\$2,062	\$2,062	\$2,062	Complete
	Sub-Total Computer Upgrade1408			\$41,051	\$45,509	\$45,509	\$45,509	
	Resident initiative coordinator							
	Salary (\$30,000/yr)			\$30,000	\$30,000	\$30,000	\$30,000	Complete
	Fringes @ 30% (\$12,000/yr)			\$12,000	\$12,000	\$12,000	\$12,000	Complete
	Resident initiatives (funds to be used depo boxes)			\$12,943	\$12,943	\$12,943	\$12,943	Complete
	Sub-Total 1408			\$54,943	\$54,943	\$54,943	\$54,943	
	Total 1408			\$95,994	\$100,452	\$100,452	\$100,452	
	<u>Administrative</u>	1410						
	CGP Contractor Coordinator Salary		1	\$29,990	\$29,990	\$29,990	\$19,357	On schedule
	CGP Secretary Salary		1	\$29,995	\$29,995	\$29,995	\$29,995	On schedule
	Inspector		1	\$50,000	\$50,000	\$50,000	\$38,661	On schedule
	Fringes (30%)		3	\$32,995	\$32,995	\$32,995	\$32,659	On schedule
	Total 1410			\$142,980	\$142,980	\$142,980	\$120,672	

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: 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			\$44,565	\$67,130	\$67,130	\$44,565	In Progress
GA06P004-002	4-2: Booker T. Washington			\$8,580	\$8,580	\$8,580	\$0	In Progress
GA06P004-005	4-5: Warren Williams			\$124,025	\$124,025	\$124,025	\$89,650	In Progress
GA06P004-006	4-6: Wilson Homes			\$9,130	\$9,130	\$9,130	\$6,880	In Progress
GA06P004-007	4-7: Chase Homes			\$39,446	\$37,675	\$37,675	\$6,371	In Progress
GA06P004-013	4-13: Baker Village Green			\$136,325	\$136,325	\$136,325	\$0	In Progress
	Total Cost 1430			\$362,071	\$382,865	\$382,865	\$147,466	
PHA Wide	<u>Non-Dwelling Equipment</u>							
	Replace mainframe computer hardware			\$105,758	\$105,758	\$105,758	\$86,462	On Schedule
	Automotive equipment			\$42,905	\$42,905	\$42,905	\$42,905	Completed
	Total Cost 1475			\$148,663	\$148,663	\$148,663	\$129,367	
	<u>Non-Dwelling Space</u>							
	Insulate walls/roof @ maint shop (screen/ref bldg)	1470	3000st	\$6,000	\$0	\$0	\$0	Deferred
	Renovate interior of central ofc for handicap accessibility to improve function & efficiency of Mgmt Dept.			\$72,396	\$44,881	\$44,881	\$0	Balance deferred to future year
	Replace roof @ maint shop			\$20,000	\$0	\$0	\$0	Deferred to future year
	Renovate paring lot at maintenance			\$8,000	\$4,779	\$4,779	\$0	In progress
	Total 1470			\$106,396	\$49,660	\$49,660	\$0	
Peabody	<u>Site Improvements</u>	1450						
	Repair parking lots/widen driveways/concrete curbs			\$41,334	\$41,344	\$41,344	\$41,344	Completed
	Repair sidewalk/curbs			\$51,627	\$51,627	\$51,627	\$51,627	Completed
	Railings to rear handicap ramps			\$9,000	\$9,000	\$9,000	\$9,000	Completed
	Sub-Total 1450			\$101,971	\$101,971	\$101,971	\$101,971	

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: 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	
Peabody con't	<u>Dwelling Structures</u>							
	Re-roof	1460	51 Bldgs	\$0	\$0	\$0	\$0	
	Replace screen doors		1020 ea	\$0	\$0	\$0	\$0	
	Sub-Total 1460			\$0	\$0	\$0	\$0	
	Total Cost-Peabody			\$101,971	\$101,971	\$101,971	\$101,971	
GA06P004-002	<u>Site Improvement</u>							
BTW	Renovate parking lot & stripe	1450		\$0	\$0	\$0	\$0	
	Landscaping, planting			\$0	\$0	\$0	\$0	
	Sub-Total 1450			\$0	\$0	\$0	\$0	
	<u>Dwelling Structures</u>							
	Add combustion air ducts	1460		\$0	\$0	\$0	\$0	
	Crawl space door cage			\$0	\$0	\$0	\$0	
	Sub-Total 1450			\$0	\$0	\$0	\$0	
	Total Cost BTW			\$0	\$0	\$0	\$0	
GA06P004-005	1450:Site Improvements							
W. Williams	Repair sidewalks and paving	1450		\$95,300	\$95,300	\$95,300	\$54,496	On schedule
	Sub-Total 1450			\$95,300	\$95,300	\$95,300	\$54,496	

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: 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	
W Williams con't	Dwelling Structures	1460						
	Install heating system with A/C			\$160,000	\$186,205	\$186,205	\$111,495	On Schedule
	Combustion air vents			\$0	\$0	\$0	\$0	
	Replace furnace flues			\$0	\$0	\$0	\$0	
	GFI receptacles-kitchens			\$16,000	\$16,000	\$16,000	\$16,000	On schedule
	Replace doors and locks			\$30,000	\$36,526	\$36,526	\$13,076	On schedule
	New electric wiring			\$146,000	\$145,500	\$145,500	\$75,539	On schedule
	Remodel kitchens			\$600,000	\$599,950	\$599,950	\$285,603	On schedule
	Remodel bathrooms			\$570,000	\$569,500	\$569,500	\$218,266	On schedule
	Install new roofs			\$185,000	\$185,000	\$185,000	\$89,749	On schedule
	Install new floor tile			\$64,000	\$63,750	\$63,750	\$22,560	On schedule
	Paint interiors			\$50,000	\$50,000	\$50,000	\$22,800	On schedule
	Paint exterior trim			\$34,000	\$33,600	\$33,600	\$0	
	Sub-Total 1460			\$1,855,000	\$1,886,031	\$1,886,031	\$855,089	
	Total Warren Williams			\$1,950,300	\$1,981,331	\$1,981,331	\$909,585	
GA06P004-006	Dwelling Structures	1460	140 u	\$0	\$0	\$0	\$0	
Wilson Homes	Remove/replace resilient floor tile			\$0	\$0	\$0	\$0	
	LBP Abatement			\$0	\$0	\$0	\$0	
	Replace exterior doors			\$0	\$0	\$0	\$0	
	Replace exterior locks			\$0	\$0	\$0	\$0	
	Replace roofs			\$0	\$0	\$0	\$0	
	Remove/replace bathtub & surrounds			\$0	\$0	\$0	\$0	
	Install combustion air ducts			\$0	\$0	\$0	\$0	
	Sub-Total 1460			\$0	\$0	\$0	\$0	

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: 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	
Wilson (con't)	<u>Dwelling Equipment</u>							
	Replace stoves & refrigerators	1465.1	140 units	\$69,782	\$91,344	\$91,344	\$91,344	Completed
	Sub-Total 1465.1			\$69,782	\$91,344	\$91,344	\$91,344	
	<u>Non-Dwelling Structures</u>							
	Remodel rental office	1470		\$164,768	\$140,723	\$140,723	\$77,380	On Schedule
	Sub-Total 1470			\$164,768	\$140,723	\$140,723	\$77,380	
	<u>Relocation Cost</u>							
	Relocation	1495.1	140 units	\$74,397	\$77,333	\$77,333	\$77,333	On Schedule
	Sub-Total 1495.1			\$74,397	\$74,333	\$77,333	\$77,333	
	Total Cost Wilson Homes			\$308,947	\$309,400	\$309,400	\$246,057	
GA06P004-007	<u>Dwelling Structure</u>							
Chase	Install hydraulic heating systems	1460	108 units	\$0	\$0			
	Install combustion ducts			\$0	\$0			
	Re-roof			\$93,979	\$93,979	\$93,979	\$93,979	Completed
	Remove and replace resilient floor tile			\$0	\$0			
	Total Cost Chase Homes			\$93,979	\$93,979	\$93,979	\$93,979	
GA06P004-011	<u>Site Improvements</u>							
Rivers	Landscaping, planting	1450		\$0	\$0			
	Sub-Total 1450			\$0	\$0	\$0	\$0	
	<u>Dwelling Structures</u>	1460	24	\$0	\$0	\$0	\$0	
	Install protective enclosures for a/c condensing unit			\$0	\$0	\$0	\$0	
	Total Cost Rivers Homes							

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:	
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	Dec-99	Jun -00		Jun-01	Jun-01			
1410	Dec-99	Jun -00		Jun -01	Jun-01			
1430	None	Jun -00		None	Jun -01			
1475	None	Jun -00		None	Jun-01			
4-1R & 4-1RA								
Peabody	Dec-99	Jun -00		Jun-01	Jun -01			
GA 4-2 BTW	None	Jun -00		None	Jun-01			
GA-5 Warren Wms.	None	Jun -00		None	Jun-01			
GA 4-6 Wilson	Dec-99	Jun -00		Jun-01	Jun -01			
GA 4-7 Chase	Dec-99	Jun -00		Jun-01	Jun-01			
GA 4-11 Rivers	None	Jun -00		None	Jun-01			

CAPITAL FUND PROGRAM TABLES START HERE

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: GA06P004-708 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <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	\$0			
3	1408 Management Improvements	\$42,000	\$42,000	\$42,000	\$42,000
4	1410 Administration	\$130,350	\$130,350	\$53,420	\$6,408
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$54,500	\$54,500	\$12,785	\$2,500
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$741,259	\$741,259	\$182,772	\$182,772
10	1460 Dwelling Structures	\$2,096,050	\$2,096,050	\$159,060	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$50,000	\$50,000	\$0	\$0
12	1470 Nondwelling Structures	\$362,829	\$362,829	\$0	\$0
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$31,000	\$31,000		
18	1499 Development Activities	\$0			
19	1501 Collateralization or Debt Service	\$0			
20	1502 Contingency	\$260,000	\$260,000	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,767,988	\$3,767,988	\$450,037	\$233,680
22	Amount of line 21 Related to LBP Activities	\$82,500			
23	Amount of line 21 Related to Section 504 compliance	\$108,700			
24	Amount of line 21 Related to Security – Soft Costs	\$0			
25	Amount of Line 21 Related to Security – Hard Costs	\$70,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$610,740			

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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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 Improvememts</u>	1408						
	Family self sufficiency Coordinator							
	Salary			\$30,000	\$30,000	\$30,000	\$30,000	Completed
	Fringes			\$12,000	\$12,000	\$12,000	\$12,000	
	Total 1408			\$42,000	\$42,000	\$42,000	\$42,000	
	<u>Administration</u>	1410						
	CGP Contractor Coordinator Salary			\$48,975	\$48,975	\$0	\$0	On Schedule
	CGP Secretary Salary			\$23,320	\$23,320	\$23,320	\$3,993	
	Inspector			\$27,955	\$27,955	\$0	\$0	
	Fringes			\$30,100	\$30,100	\$30,100	\$2,415	
	Total 1410			\$130,350	\$130,350	\$53,420	\$6,408	
	Contingency	1502		\$260,000	\$260,000	\$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: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
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			\$30,000	\$30,000	\$10,285	\$0	On Schedule
GA06P004-005	4-5: Warren Williams			\$20,000	\$20,000			On Schedule
GA06P004-006	4-6: Wilson Homes			\$0	\$0			
GA06P004-007	4-7: Chase Homes			\$0	\$0			
GA06P004-008	4-8: Canty Homes			\$0	\$0			
GA06P004-009	4-9: Canty Homes Addition			\$0	\$0			
GA06P004-010	4-10: Farley Homes			\$2,000	\$2,000			On Schedule
GA06P004-011	4-11: Rivers Homes			\$2,500	\$2,500	\$2,500	\$2,500	On schedule
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			\$54,500	\$54,500	\$12,785	\$2,500	In Design
GA06P004-001	<u>Dwelling Structures</u>	1460						
Peabody	Replace bathtubs & Surrounds	200		\$225,000	\$225,000			
	Sub-Total 1460			\$225,000	\$225,000	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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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 Cost-Peabody			\$225,000	\$225,000	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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
GA06P004-002	<u>Site Improvements</u>	1450						
BTW	Improvements to parking lots:							
	Paving, striping			\$85,000	\$85,000			In Design
	Landscape planting and grading			\$80,000	\$80,000			In Design
	R&R playground equipment			\$20,000	\$20,000			In Design
	Sub-Total 1450			\$185,000	\$185,000	\$0	\$0	
	<u>Dwelling Structures</u>	1460						
	Replace soffits & fascias		46 Bldgs.	\$190,000	\$190,000	\$159,060	\$0	On Schedule
	Sub-Total 1460			\$190,000	\$190,000	\$159,060	\$0	
	<u>Non-Dwelling Structures</u>							
	Improve security @ rental office			\$10,000	\$10,000			In Design
	Sub-Total 1470			\$10,000	\$10,000	0	0	
	Total Cost-BTW			\$385,000	\$385,000	\$159,060	\$0	
GA06P004-005	<u>Site Improvements</u>	1450						
W.Williams	Landscape grading & planting			\$40,000	\$40,000	\$0	\$0	
	Improvements to parking & drive			\$82,072	\$82,072			In Design

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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
	Sub-Total 1450			\$122,072	\$122,072	\$0	\$0	In Design
	Dwelling Structures	1460						
	Replace soffits and fascias			0	0	0	0	
	Sub-Total 1460			0	0	0	0	
	Non-Dwelling Structures	1470						
	Improve security @ rental office			\$10,000	\$10,000			In Design
	Sub-Total 1470			\$10,000	\$10,000	0	0	
	Total Cost-Warren Williams			\$132,072	\$132,072	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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
GA00P004-006	<u>Non-Dwelling Structures</u>							
Chase	Sidewalk repair, fence replment,retaining walls.	1450		\$117,829	\$117,829	\$123,827	\$123,827	Completed
	Sub-Total 1450			\$117,829	\$117,829	\$123,827	\$123,827	
	Remodel rental office	1470		\$30,000	\$30,000	\$0	\$0	In Design
	Total Cost-Chase Homes			\$147,829	\$147,829	\$123,827	\$123,827	
GA00P004-008	<u>Site Improvements</u>							
Canty	Landscaping grading	1450		\$30,000	\$30,000			In Design
	Sub-Total 1450			\$30,000	\$30,000	\$0	\$0	
	<u>Non-Dwelling Structures</u>							
	Remodel rental office	1470		\$60,000	\$60,000			In Design
	Improve security & increase Parking capacity							
	Sub-Total 1470			\$60,000	\$60,000	\$0	\$0	
	Total Cost Canty Homes			\$90,000	\$90,000	\$0	\$0	
GA00P004-009	<u>Site Improvements</u>							

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
	Sidewalk Improvements	1450		\$20,000	\$20,000			In Design
	Landscaping			\$10,000	\$10,000			In Design
	Remove & replace obsolete			\$20,000	\$20,000			In Design
	Playground equipment							
	Total Cost Canty Addition			\$50,000	\$50,000	\$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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
GA06P004-010	<u>Dwelling Structures</u>							
Farley	Paint exterior trim	1460		\$20,000	\$20,000			In Design
	Sub-Total 1460			\$20,000	\$20,000	\$0	\$0	
	<u>Non-Dwelling Structures</u>							
	Renovate rental office	1470		\$40,000	\$40,000			In Design
	Sub-Total 1470			\$40,000	\$40,000	\$0	\$0	
	Total Cost Farley Homes			\$60,000	\$60,000	\$0	\$0	
GA06P004-011	<u>Site Improvement</u>							
Rivers Homes	Landscape planting	1450						
	Total Cost-Rivers Homes			\$59,187	\$59,187	\$58,945	\$58,945	Complete
GA06P004-012								
Nicholson Terrace	Mechanical systems improvements	1460		\$15,000	\$15,000		\$0	In Design
	Replace flourescent lenses	1460		\$5,000	\$5,000			In Design
	Total Cost Nicholson Terrace			\$20,000	\$20,000	\$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: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
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	
GA00P004-013	Site-Improvements	1450						
Baker Village	Add parking lots		110 spa	\$150,000	\$150,000			In Design
	Add concrete walks		1500ft	\$20,000	\$20,000			In Design
	Landscape planting		110 units	\$50,000	\$50,000			In Design
	Add security fencing		4000 ft	\$60,000	\$60,000			In Design
	Sub-Total 1450			\$280,000	\$280,000	\$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: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Baker Village	<u>Dwelling Structures</u>							
Green 4-13 cont.	Remodel kitchens	1460	55	\$120,200	\$120,200			In Design
	Replace bath plumbing fixtures & piping		55	\$82,000	\$82,000			In Design
	Replace electrical svc, wiring & fixtures		55	\$151,000	\$151,000			In Design
	Abate asbestos		55	\$50,000	\$50,000			In Design
	LBP abatement		55	\$82,500	\$82,500			In Design
	Install laundry connections		55	\$11,000	\$11,000			In Design
	504 accessibility		55	\$106,000	\$106,000			In Design
	Install vent hood @ stove		55	\$8,250	\$8,250			In Design
	Repair ceilings & walls		55	\$300,000	\$300,000			In Design
	Insulate exterior walls		55	\$66,850	\$66,850			In Design
	Install new heating systems		55	\$192,500	\$192,500			In Design
	Install new water heaters		55	\$41,000	\$41,000			In Design
	Install new water cut-off ea. apt		55	\$5,500	\$5,500			In Design
	Replace floor tile		55	\$68,000	\$68,000			In Design
	Replace interior doors		55	\$30,000	\$30,000			In Design
	Replace gas piping		55	\$42,500	\$42,500			In Design
	Install H.D. screens		55	\$35,000	\$35,000			In Design
	Replace roof shingles, flashing		55	\$111,000	\$111,000			In Design
	Replace front & rear door locks		55	\$17,750	\$17,750			In Design

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: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace front & rear screen doors		55	\$40,000	\$40,000			In Design
	Sub-Total 1460			\$1,561,050	\$1,561,050	\$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: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
4-13 Con't	<u>Dwelling Equip Non-Expendable</u>							
	Replace stoves & refrigerators	1465.1	55	\$50,000	\$50,000			In Design
	Sub-Total 1465.1			\$50,000	\$50,000	\$0	\$0	
	<u>Non-Dwelling Structures</u>							
	Remodel rental office	1470	1	\$75,000	\$75,000			In Design
	Increase parking			\$20,000	\$20,000			In Design
	Sub-Total 1470			\$95,000	\$95,000	\$0	\$0	
	<u>Relocation Costs</u>							
	Relocation costs	1495.1	55	\$31,000	\$31,000			In Design
	Sub-Total 1495.1			\$31,000	\$31,000	\$0	\$0	
	Total Baker Village Green			\$2,017,050	\$2,017,050	\$0	\$0	
GA00P004-416	<u>Site Improvements</u>							
EJ Knight	Landscaping improvements	1450		\$15,000	\$15,000			In Design
	Sub-Total 1450			\$15,000	\$15,000	\$0	\$0	
	<u>Dwelling Structures</u>							

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

PHA Name: Housing Authority of Columbus, GA		Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
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	
	Remove & replace carpet	1460		\$30,000	\$30,000			In Design
	Remove & replace roofs			\$50,000	\$50,000			In Design
	Sub-Total 1460			\$80,000	\$80,000	\$0	\$0	
	Total EJ Knight			\$95,000	\$95,000	\$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:	
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-2001			Sep-2002			
1410	Sep-2001			Sep-2002			
401 Peabody	Sep-2001			Sep-2002			
402 BTW	Sep-2001			Sep-2002			
405 W. Williams	Sep-2001			Sep-2002			
407 Chase							
408 Canty	Sep-2001			Sep-2002			
408 Canty Add.							
410 Farley	Sep-2001			Sep-2002			
411 Rivers	Sep-2001			Sep-2002			
412 Nich Terrace							
413 Baker Green	Sep-2001			Sep-2002			
416 EJ Knight							

CAPITAL FUND PROGRAM TABLES START HERE

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 type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <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	\$368,450		\$6,984	\$6,984
3	1408 Management Improvements	\$44,330		\$0	\$0
4	1410 Administration	\$130,350		\$0	\$0
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$54,500		\$0	\$0
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$795,000		\$0	\$0
10	1460 Dwelling Structures	\$1,776,910		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$65,000		\$18,219	\$18,219
12	1470 Nondwelling Structures	\$120,000		\$83,870	\$0
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$50,000		\$11,472	\$11,472
18	1499 Development Activities	\$0			
19	1501 Collaterization or Debt Service	\$0			

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$280,000		\$0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,684,540		\$120,545	\$36,675
22	Amount of line 21 Related to LBP Activities	\$82,500			
23	Amount of line 21 Related to Section 504 compliance	\$108,700			
24	Amount of line 21 Related to Security – Soft Costs	\$0			
25	Amount of Line 21 Related to Security – Hard Costs	\$70,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$610,740			

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: 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 Improvememts</u>	1408						
	Family self sufficiency Coordinator							
	Salary			\$32,330				
	Fringes			\$12,000				
	Total 1408			\$44,330		0	0	
	<u>Administration</u>	1410						
	CGP Contractor Coordinator Salary			\$48,975				
	CGP Secretary Salary			\$23,320				
	Inspector			\$27,965				
	Fringes			\$30,090		0	0	
	Total 1410			\$130,350				
	Contingency	1502		\$280,000		0	0	
	Operations	1406		\$368,450		\$6,984	\$6,984	

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: 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				
GA06P004-005	4-5: Warren Williams			\$20,000				
GA06P004-006	4-6: Wilson Homes			\$0				
GA06P004-007	4-7: Chase Homes			\$0				
GA06P004-008	4-8: Canty Homes			\$0				
GA06P004-009	4-9: Canty Homes Addition			\$0				
GA06P004-010	4-10: Farley Homes			\$2,000				
GA06P004-011	4-11: Rivers Homes			\$2,500				
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				
	Total Cost 1430			\$54,500		\$0	\$0	
GA 405	<u>Site Improvements</u>							
Warren Williams	R & R playground equipment	1450		\$100,000				
	Landscaping planting			\$185,000				
	Replace sanitary sewers			\$175,000				
	Repair broken sidewalks			\$70,000				
	Resurface parking lots & widen service drives			\$200,000				
	Install curb valves			\$65,000				
	Total Cost 1450			\$795,000		\$0	\$0	

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures-Phase II</u>							
	Install new roof shingles, flashings	1460		\$75,000				
	Remodel kitchens			\$320,000				
	Remodel bathrooms			\$275,000				
	Install new HVAC			\$530,410				
	R&R floor tile & base			\$70,000				
	Install closets in dead space areas			\$50,000				
	Paint interiors			\$85,000				
	Weatherstrip doors			\$7,500				
	Insulate ext. walls & cover w/drywall			\$45,000				
	Insulate ceilings			\$30,000				
	Install new electrical service			\$140,000				
	Install new water heaters			\$40,000				
	Replace exterior door locks			\$20,000				
	Install new caulking @ door/window openings			\$40,000				
	Paint exterior trim			\$40,000				
	Replace deteriorated porch rails			\$4,000				
	Replace settling porch steps			\$5,000				
	Total 1460			\$1,776,910		0	0	
	Dwelling Equipment:							
	Replace stoves & refrigerators @ \$700	1465.1		\$65,000		\$18,219	\$18,219	
	Total 1465.1			\$65,000		\$18,219	\$18,219	
	Non-Dwelling Structures:							
	Construct addition to admin bldg for security			\$120,000		\$83,870	0	
	Total 1470			\$120,000		\$83,870	0	
	Relocation:	1495.1		\$50,000		\$11,472	\$11,472	
	Relocation costs			\$50,000		\$11,472	\$11,472	
	Total Warren Williams			\$2,806,910		\$113,561	\$29,691	

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

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				Original	Revised	Funds Obligated	Funds Expended	

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:
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			Dec-2003			
1410	Sep-2002			Dec-2003			
402-BTW	Sep-2002			Dec-2003			
405-W Williams	Sep-2002			Dec-2003			
411-Rivers	Sep-2002			Dec-2003			
4-12 Nich Terr	Sep-2002			Dec-2003			